

TOWN OF BABYLON

2020-2024 Consolidated Plan

FY 2024

DRAFT CAPER

(Consolidated Annual Performance Evaluation Report)



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**Town of Babylon
Supervisor, Richard Schaffer**

Comment Period

September 12, 2025 – September 26, 2025

COVER PAGE GRANTEE PERFORMANCE REPORT – available in the final version of this report

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**Town of Babylon Community Development Program
2024 Consolidated Annual Performance Evaluation Report - CAPER**

A summary and evaluation of how the Town of Babylon used federal housing and community development funds in 2024 to help carry out the goals and objectives identified in the Consolidated Housing and Community Development Plan for FY 2020 – FY 2024 for Community Development Block Grant and HOME Programs.

The *draft* CAPER is available to the Public for review and comment from September 12, 2025 – September 26, 2025.

To be submitted on September 30, 2025 to:

U.S. Department of Housing and Urban Development
Office of Community Planning and Development
26 Federal Plaza, Room 3513
New York, NY 10278-0068

Copies of this report were available for review at the Town of Babylon Department of Community Development, and the Town's website.
<https://www.townofbabylonny.gov/135/Community-Development>.

**Town of Babylon Community Development Program
2024 Consolidated Annual Performance Evaluation Report - CAPER
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EXECUTIVE SUMMARY

The Town of Babylon is a designated entitlement community by the U.S. Department of Housing and Urban Development (HUD). This designation enables the Town to receive annual funding to administer the Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) programs. These programs are administered through the Department of Community Development, which receives the annual grants on a formula basis. These grants are awarded to entitled cities and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons. The purpose of this Consolidated Annual Performance and Evaluation Report (CAPER) is to report on the use of these and other funds during the 2023 program year, and to evaluate the Town's overall progress in addressing its community's needs.

This CAPER is part of an overall procedure known as the Consolidated Planning Process. Every five years the Town of Babylon publishes a Consolidated Plan, which consists of a needs assessment and long-term strategies to meet these needs. This five-year plan specifies how the Town will utilize its CDBG and HOME funds to meet the community's most pressing needs.

The current Consolidated Plan runs from January 2020 through December 2024. At the beginning of each year in the five-year period, the Town publishes a One-Year Action Plan that specifies how the Town will meet the community's needs over the course of that year. At the end of each year, the Town generates this document, the CAPER, to report on what work was accomplished and how funds were used to address priority needs.

Below is a summary of the use of CDBG, CDBG-CV and HOME funds for FY 2024, the fifth (5) year of the current Consolidated Plan.

FY 2024 Funding:

In 2024 the Town of Babylon received \$1,110,653.00 in CDBG funding and \$403,661.48 in HOME funding. CDBG-CV Funding was also available to the Town of Babylon. On March 27, 2020, The Coronavirus Aid, Relief and Economic Security Act (CARES Act), Public Law 116-136, was signed by President Trump. The CARES Act made available supplemental Community Development Block Grant (CDBG) funding for grants to prevent, prepare for, and respond to coronavirus (COVID-19). This grant CDBG-CV provided flexibilities for CDBG grantees to expedite the use of grant funds to help address the challenges facing our nation during this historic public health crisis. The Town of Babylon amended its 2019 Annual Action Plan to include the CARES Act CDBG-CV Grant.

In 2020, the Town of Babylon received the first CDBG-CV grant allocation of \$643,040. The Town entered into agreements with Public Service Agencies funding activities to prevent, prepare for or respond to the spread of COVID-19. The public service programs continued through 2023. Funds were also expended to support a testing site to address an area that

was seeing a higher rate of COVID-19 spread. The Town joined with Suffolk County and HRHCare Community Health to launch the testing site located in Wyandanch, NY.

The Town of Babylon received an additional round of funding through the CARES Act for \$1,647,037.00. A Rental Arrears Assistance Program was set up to provide Town Babylon income eligible households who have been impacted by COVID-19 with rental assistance. Through 2023, assistance was available to cover rental costs beginning with the month of April 2020 or first subsequent month of incomplete rent.

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG):

As mentioned earlier, for the FY 2024, the Town of Babylon received an allocation of \$1,110,653 in CDBG funds to be utilized by the Town for activities that meet the national objectives to benefit low-moderate income persons and households and improve low-moderate income neighborhoods. 20% of this was allocated for planning and administration. Approximately 11.5% was allocated for Public Service agencies. 26% was used to repay the Section 108 Loans. 42.5% was allocated for infrastructure improvements in low mod areas and for income eligible projects within the Town. In addition, \$125,381.89 of Program Income was received. As defined in 24 CFR 570.205 and 507.206, respectively, no more than 20 percent of the sum of the grant, plus program income, was expended for planning and program administrative costs.

Section 108 Loan repayments:

The Town’s priority is to make its Section 108 Loan payments. This repayment accounts for approximately 26% of the Town’s CDBG allocation. The Town continued to make its Section 108 Loan repayments with CDBG funds.

Public Service:

In 2024, the Town of Babylon allocated approximately 12.5% of its CDBG funds for Public Service. Eleven (11) agencies provided various services that benefit low-moderate income residents within the Town of Babylon. Through the Town’s public service providers, the Town provided adult education, financial literacy, English language classes, housing counseling services, and fair housing services. The Town stayed under the 15% Public Service cap.

In accordance with 24 CFR Part 570, CDBG funds were used to benefit low and moderate-income residents within the Town of Babylon.

FY 2024 Annual CDBG allocation - \$1,120,436.00

Projects	Allocated budget	Percentage of budget
Section 108 Loan Repayments		
Geiger Memorial Park	\$ 288,539.86	26%

Town of Babylon Infrastructure Improvements	\$471,482.54	42.5%
Home Improvement Program	\$ 0	0%
Public Service Agencies	\$ 128,500.00	11.5%
Administration/ Planning	\$ 222,130.60	20%
TOTAL CDBG:	\$1,110,653.00	100%

In FY2024, The Town disbursed \$128,500 for Public Services and assisted 57,178 Town of Babylon residents. \$288,539.86 was disbursed for repay of Section 108 Loan Guarantee Fund for one loan. A total of \$427,028.50 was disbursed for Infrastructure Improvements and the Home Improvement Program, not including the Section 108 Loan and program administration, 100% of the funds disbursed was to benefit low-moderate income residents.

HOME INVESTMENT PARTNERSHIP ACT (HOME):

The HOME Program is the largest federal block grant program for affordable housing. It provides funding to State and local governments for rental and homebuyer housing development, homebuyer (down payment) assistance, homeowner rehabilitation assistance and tenant-based rental assistance. In the Town of Babylon, HOME funds are used to increase affordable housing home opportunities through the construction of affordable housing units both homeownership and rental units, and providing first time homebuyer assistance with the Down Payment Assistance Program.

For the 2024 FY, the Town of Babylon received a HOME fund allocation of \$403,661.48. 10% of this was allocated for planning and administration, 37% was allocated for the Down Payment Assistance and the remaining 53% was allocated to the Affordable Housing Program. In addition, \$174,373.08 of Program Income was received. 10% of this was allocated for administration and planning the balance will be allocated to eligible HOME projects.

In accordance with 24 CFR Part 92, HOME funds were used to expand affordable housing opportunities within the Town of Babylon.

FY 2023 HOME Allocation - \$469,178.00		
Projects	Allocated Budget	Percentage of Budget
Down Payment Assistance Program	\$ 150,000.00	37%
Administration	\$ 40,366.10	10%
Affordable housing + Program Income	\$213,294.90	53%
TOTAL HOME	\$ 403,661.48	100%

In 2024, The Town disbursed \$112,257.14 for Down Payment Assistance and assisted 3 homebuyers. 100% of the funds disbursed excluding administration funds benefited low-moderate income residents.

COMMUNITY HOUSING DEVELOPMENT ORGANIZATION (CHDO):

A Community Housing Development Organizations (CHDO) is a private nonprofit, community- based organization that has obtained or intends to obtain staff with the capacity to develop affordable housing for the community it serves, and meets the definition at 24 CFR 92.2.

Geographic distribution of funds:

The Town's infrastructure projects that are funded through CDBG are primarily located in the low- moderate- income areas of North Amityville and Wyandanch, and are to assist low-moderate-income persons, families and improve accessibility for disabled persons. HOME projects are used to increase the availability of affordable homes within the Town of Babylon. All of the Town's projects meet one of three national objectives for the program.

ASSESSMENT OF GOALS AND OBJECTIVES

The main goals of the Town of Babylon Community Development Program are:

- Improve safety and livability of neighborhoods
- Increase access to public and private facilities
- Job creation/ retention/ economic development
- Reduce generational poverty by increasing self sufficiency
- Increase affordable homeownership
- Provide rental opportunities
- Improve deteriorated infrastructure
- Prevent/ eliminate blight
- Improve amenities - recreational, historical and beautification activities
- Physical upgrading and general revitalization of older commercial areas

Public Service:

In 2024, the Town funded eleven (11) agencies under the Public Service category to provide myriad public service programs to predominately low/moderate income Town residents. These agencies offered housing and housing related services such as housing counseling services, literacy programs, fair housing, self-sufficiency, and youth services. The Town of Babylon allocated 11.5% of its funds for Public Service.

Affordable Housing:

The escalating cost of land along with lack of vacant land, high construction costs and high property taxes has made housing less affordable over the years, and it has become quite challenging to provide affordable housing.

The 2024 median income for a family of four for the Nassau Suffolk area was \$156,200. The rule of thumb of home costs is that a family should not try to carry a mortgage of more than 2 1/2 to 3 times its income. Therefore, this family should find a house with a mortgage between \$390,500 and \$468,600. Finding homes in the Town of Babylon which qualify for our First Time Home Buyer program has been challenging. There has been a decline in

homeowner activities due to the given market conditions and problems with low-moderate income homebuyers continuing to have difficulty accessing private market resources for purchasing a home. The Town has increased the Down Payment Assistance from up to \$25,000.00 to up to \$39,000.00 to eligible homebuyers.

The Town of Babylon Department of Community Development's strategy is a comprehensive and progressive approach to the affordable housing crisis. Strategies include expanding and preserving the supply of affordable rental and owner housing to qualified income levels, preserving the housing of homeowners at these income levels, providing first-time homebuyer opportunities for households at these income levels and affirmatively furthering fair housing. The focus is on affordable housing, revitalizing, and restoring the economic base to its downtown areas. The value of a vibrant and active downtown not only attracts residents but nonresidents as well. Two communities with the highest number of minorities and low and moderate-income residents within the Town are North Amityville and Wyandanch. According to U. S. Census Bureau, in Wyandanch 60.1% of the population is Black/African American and North Amityville is 53.5% Black/African American. Both areas also have the highest rates of foreclosures.

The Town of Babylon has contracted with the Long Island Housing Partnership (LIHP) to provide housing services for Babylon Town residents. The programs administered by LIHP are the Down Payment Assistance Program, the Sandy Down Payment Assistance Rebuild LI Program and Affordable Housing Down Payment Assistance Program. LIHP also administers the Home Improvement Program.

Home Improvement Program:

The Town of Babylon understands that with homeownership comes the responsibility to maintain the home and that some repairs can be cost prohibitive. In order to assist low to moderate-income residents a home improvement program funded with CDBG funds was run in 2024. Homes in this program are rehabilitated to meet local codes, state codes and STAR Energy status. The Town of Babylon Home Improvement Program provides no interest, deferred payment loans to qualified low and moderate-income homeowners in the Town of Babylon. The purpose of this program is to improve housing conditions by rehabilitating the homes.

Down Payment Assistance Program:

Under this program, the Town of Babylon (TOB) provides eligible first time homebuyers with up to \$39,000 towards down payment/closing costs for the purchase of an eligible single-family home anywhere in the Town of Babylon. This program can be coupled with most other types of assistance programs and mortgages available, but cannot be used with any program already being funded with HOME funds through the Town of Babylon.

Rental Housing:

The Town of Babylon provides funding to designated Community Housing Development Organizations (CHDO) to construct affordable rental units.

In 2024, Wyandanch Community Development Corporation (WCDC) provided safe, decent and affordable rental housing to 18 income eligible households (82 individuals) who may have otherwise been forced to live in unhealthy or substandard conditions. All affordable rental housing is provided to families who meet the Section 8 and HOME income guidelines.

WCDC maintained and performed rehabilitation on existing rental housing units as necessary in an effort to continue the focus of their mission.

In addition to housing projects, WCDC housing program included measures to educate program participants from the inception of their tenancy. Some areas of concentration include, although are not limited to the tenant's rights and responsibilities, landlord's responsibilities and proper upkeep of the dwelling. WCDC also stresses the advantages of prioritizing and utilizing the correct avenues to achieve self-sufficiency. Participants are given key information that will assist them in reaching housing objectives and achieving and maintaining the goal of homeownership.

72-h Properties:

The Town of Babylon receives properties from Suffolk County through the 72-h Land Transfer Program for the purposes of building affordable housing. These parcels are subject to covenants and restriction. Many of these properties are then transferred to not-for profit agencies whose mission is affordable housing. They then either rehabilitate or construct a new home, which is then made available to income eligible tenants or homebuyers. It is required that these units be sold/ rented to eligible individuals whose income does not exceed 80% of the HUD established income for the Nassau-Suffolk PMSA adjusted by family size. The intent of this program is to increase affordable housing opportunities throughout the Town of Babylon.

BARRIERS TO AFFORDABLE HOUSING

The Town of Babylon Department of Community Development has built upon the work it has recently undertaken to remove barriers to affordable housing, expand the range of services available to traditionally underserved populations and ensure their fair treatment in the housing market. Among the populations affected by these programs are persons of color, individuals with disabilities, and low or moderate-income residents, whose need for safe, affordable housing is often not met by the market. However, there has also been a decline in homeowner activities due to the given market conditions. In addition, low-moderate income homebuyers are continuing to have difficulty accessing private market resources for purchasing a home.

Affirmatively Furthering Fair Housing

The following analysis of furthering fair housing in the Town of Babylon will examine policies, practices and trends that may limit Babylon residents' ability to choose housing in an environment free from discrimination.

The following is a listing of some of the steps that were taken by Community Development as they relate to fair Housing:

- A large percentage of our HUD funds are set aside towards affordable housing programs that benefit low moderate first time homebuyers.
- Housing Programs are implemented and marketed in such a way to promote fair housing. In addition to press releases, newspaper advertisements, programs are listed on the Town website. Program brochures are distributed to community facilities such as libraries, etc. advising of the various programs that are available.

- Community Development partners with and provides funds to Long Island Housing Services for a program that is available to assist Town residences with problems pertaining to fair housing, tenant rights, etc.

Through the Town’s public service providers, the Town provides adult education, financial literacy, and English language classes, housing counseling services, and fair housing services. The Town of Babylon works with agencies that provide fair housing, tenant/landlord and foreclosure counseling services, these agencies utilize translators for the non-English speaking residents.

Affordability of Homeownership

The costs of owning a home in the Town of Babylon has increased more than incomes during the past decade, placing greater financial burdens on the island’s homeowners. Similarly, the increases in market rent for rentals outstripped the increases in income levels. Although there are few low-cost housing opportunities within the Town of Babylon, not all groups benefit. Much of the housing that is for sale and, even at the lower end, is priced beyond the means of lower-income families. Rental housing has been generally considered more affordable than home ownership but that old edict may not hold true today. A HUD standard also used by banking institutions across America dictates that no more than 30% of a person's gross monthly income should be spent on housing.

According to the American Community Survey, released July 1, 2021, there are 218,296 people in the Town of Babylon. Of this, 64% are White, 16.9% are Black or African American, 3.3% are Asian, .4% are American Indian and Alaska Native alone and 15.4% are other multi-racial. Median Household Income is \$106,106 and the poverty rate is 7.6%. There are 69,096 households in the Town of Babylon.

Community Housing Development Organization (CHDO’s):

The Department of Community Development continues partnering with non-for profit agencies, Town CHDO’s and Suffolk County in the development of affordable homeownership units, for low/mod income eligible families. Improving these formerly boarded up and vacant properties has now improved the appearance and viability of the neighborhood and are now providing affordable homeownership opportunities for families in need.

Homeownership:

Unfortunately, due to COVID-19 mandates and restrictions most of the homeownership projects were delayed. The balance of homes are in different stages of construction and should be completed in 2025 and will be available for purchase/rent by first time income eligible homebuyers/tenants.

Land Use and Zoning

Zoning regulations were examined to determine if the entitlement jurisdiction (Town of Babylon) encourages development and maintenance of affordable housing or imposes barriers to the creation of affordable housing.

There are several ways in which the Town of Babylon seeks to reduce barriers in the development of affordable housing. When the Town receives property from Suffolk County through the 72-h program, the development of the property must be for affordable housing. These properties are usually single-family lots. The parcels are transferred to a not-

for-profit housing agency for development. The Town Board waives fees associated with the development for the community housing development organization, including building permit fees, which can add considerable cost to the project, a major issue for not-for-profit housing providers.

The Town of Babylon generally supports multi-family rental developments in locations that have access to services such as public transportation and shopping. In all multi-residential developments where five or more units are proposed, it is standard practice for the Planning Board to impose a covenant on its approval of the application that requires that twenty percent (20%) of the units be designated as workforce/affordable housing. Units are to be scattered equally throughout the site. Affordable/workforce units shall be targeted to qualified households making 80% or less than the Suffolk County HUD income limits, which are updated annually. A recognized affordable housing provider must be engaged by the owner/applicant to oversee the affordable component. This covenant would be applied to both for-sale as well as rental developments. In addition, affordable units must be built to the same specifications as market units.

Impediments to Fair Housing Choice

On Long Island, as in the northern United States in general, current patterns of residential racial segregation are attributable in large part to twentieth century appearance of structural and institutional racism. From the racially restrictive housing covenants of the past to the exclusionary zoning and lethargic fair housing enforcement of today, business and government, albeit at times unwittingly, continue to perpetuate a segregated and unequal Long Island.

The Town of Babylon recognizes the housing and economic development disparity among the hamlets within Town jurisdiction. For this reason, steps have been taken to make homeownership and housing available to everyone and to avail residents with quality affordable housing. A significant portion of the HUD entitlement HOME grant is geared towards affordable housing programs benefiting low/mod income homebuyers and tenants in search of affordable housing.

The Town actively seeks opportunities to advocate and promote fair housing within the Town. We partner with Long Island Housing Services (LIHS) a 501(c) (3) nonprofit organization and the only private fair housing agency serving Nassau and Suffolk Counties. The group's mission is to eliminate "unlawful housing discrimination" and promote "decent and affordable housing through advocacy and education. Their primary objectives are:

- To promote racial integration and equal housing opportunity throughout Long Island;
- To reduce and eliminate unlawful housing discrimination;
- To encourage the development of low-income and affordable housing; and
- To educate and assist the public regarding housing rights and opportunities in the region.

The Department of Community Development continues to fund various not-for-profit organizations whose sole goal is to house those who are in need. In addition to the organizations such as Wyandanch Homes and Property Development Corp., who supply affordable housing on emergency or permanent basis, the Department of Community Development has dedicated a portion of its HOME grant to a first time homebuyers program. This coupled with the increase in affordable housing opportunities will make available the housing market to low and moderate-income residents.

Predatory lending involves deception or fraud by creditors, mortgage brokers, or even home improvement contractors. Unscrupulous businesses manipulate borrowers through aggressive sales tactics or take unfair advantage of their lack of understanding of loan terms. Predatory lending is harmful not only to the consumer, but also harms the economic vitality of the community at large. The Department of Community Development continues to educate the public on predatory lenders. Most often, those who are affected severely are minorities, low-income families, and the elderly. The Department of Community Development staff and sub-recipients are fully committed to educate the public to recognize the various malicious practices which lead to unscrupulous activity.

The Town updated its Analysis of Impediments to Fair Housing and Housing Needs Study as part of the 2020-2024 Consolidated Plan.

Leveraging Resources

Public Service agencies that received CDBG funding from the Town and Other agencies not funded through the Town also leveraged other Federal, State, local and private funds to run a variety of programs in the Town of Babylon. Town funded Public Service agencies leveraged approximately \$3,318,618 to run their programs.

In the summer of 2021, the Town of Babylon received funding through the American Rescue Plan Act signed into law by President Joseph Biden on March 11, 2021. The Town created a Direct Support Program to award grants to local businesses, non-profits and veterans organizations with a focus on addressing some of the hardships and disparities economically distressed communities faced and were brought to light by the Covid-19 pandemic and subsequent shutdown. To date, over eight million dollars have been awarded to the aforementioned entities.

As part of the Town's various downtown revitalization initiatives, the Town has been successful in leveraging local, state, and federal sources to advance revitalization initiatives, especially in the low-mod areas within the Town such as Wyandanch and North Amityville.

WYANDANCH RISING COMMUNITY REDEVELOPMENT PROJECT:

The Town has embarked on a major downtown revitalization effort for the Hamlet of Wyandanch located in the northern central part of the Town. In connection with this redevelopment, the Town designated the downtown Wyandanch business district an *Urban Renewal Area* in accordance with Article 15 of the General Municipal Law. The redevelopment is focused on the downtown Wyandanch area which surrounds the existing Long Island Railroad station of the same name.

Beginning in 2008, the Town began purchasing commercial and residential properties in Wyandanch with available funds, which have been reimbursed with issuance of general obligation bonds. As property is purchased in the downtown Wyandanch area, the Town has completed most pre-development work for the redevelopment project including rezoning, securing necessary permits and community approvals, demolishing existing structures, remediating and grading the properties that cover Wyandanch Rising Phase I. Phase I of the construction for the revitalization of the Urban Renewal Area began in the summer of 2013 and consisted of the construction of new residential, retail, commercial and civic space in downtown Wyandanch. To date, four buildings have been completed: (1) a five-story, 91-unit residential building with approximately 17,500 square feet of ground floor retail space; (2) a four-story, 86-unit residential building, also with 17,500 square feet of ground floor retail

space; (3) a five-story parking garage built by the MTA/LIRR; and (4) an additional residential building of 124 units totaling 124,000 square feet, comprised of one hundred percent affordable rental units. In 2016, the Town completed work on Wyandanch Plaza, the one-acre public space at the heart of the Wyandanch redevelopment area, adjacent to the Wyandanch Train Station. The Plaza includes an ice rink, which has seen an increase in use every year since it opened in December 2016. The Plaza and Ice Rink were funded with a combination of State, County and Town funds.

Construction is currently underway on two additional buildings; the Liner Building, which “lines” the existing MTA/LIRR parking garage, with a 94-unit senior living building to be operated by the non-profit group Self Help; and, second, is a 1,200 square foot building to be used as the new Wyandanch Resource Center. We expect these buildings to be completed by the end of 2021. In addition, an approximately 90,000 square foot health and wellness center has been proposed for Wyandanch Plaza and is currently seeking private and public funding sources.

The Town is planning and designing Wyandanch Rising Phase II. Phase II consists of the “block” to the immediate south of the Long Island Railroad, bounded by Straight Path to the west, the LIRR to the north, Doe Street to the east and Commonwealth Drive to the south.

Phase II is critical for the continued progress of the Wyandanch Rising initiative, as it will provide the connection, and “bridge” the development on the north and south sides of the LIRR. Phase II continues the existing transit-oriented development and connects the existing buildings and what is currently being constructed and planned in Phase I, to the existing businesses along the Straight Path corridor. Phase II will also increase the quantity and diversity of downtown Wyandanch’s housing stock, while adding community-wide amenities, namely, the proposed “Great Lawn” area, which will provide over one acre of Town-owned open space for both passive and active recreation opportunities, including a dog park, playground and community garden space. The existing Wyandanch Post Office building is a key component and integral part of the Wyandanch Rising Phase II development. There will also be owner-occupied townhouses as part of Phase II, located to the immediate east of the proposed Great Lawn.

Also, the vision plan for Copiague is being implemented to improve the downtown Copiague area. In 2016, Copiague witnessed the groundbreaking of the first development in the new Downtown Copiague (DC) Zoning District. Copiague Commons is a 90 unit residential development in two four-story, 45-units buildings on Railroad Avenue, steps away from the Copiague Train Station. Copiague Commons opened in September 2017.

To date, six additional applications have been approved within the DC Zoning District. At the southwest corner of Great Neck Road and Marconi Boulevard (1800 Great Neck Road), is a mixed-use building with twelve residential units and 6,700 square feet of retail space on the first floor. Additionally, at 1925 Great Neck Road, the building was renovated for additional office space and an updated parking area and façade and at 533 Oak Street, a twelve unit residential building is in the final stages of construction. Lastly, a new brewery at 360 Marconi Boulevard was approved by the Planning Board in 2019 and is currently under construction.

The Town has developed an ambitious downtown streetscape and façade improvement program to be funded by over \$300,000 in grants from Empire State Development, Suffolk

County Department of Economic Development and Planning, New York State Homes and Community Renewal (Main Street Program) and the New York State Assembly, as well as from developer fees and Town funds. Working with building owners throughout the DC district, the Town received five applications to participate in its façade program. Using funds from developer fees, each applicant has received grants ranging from \$22,000 to \$50,000 to assist in implementing improvements to the exteriors of these buildings. Four of the five applicants have completed construction, with the fifth façade improvement project currently underway. These improvements have greatly contributed to the development of Downtown Copiague and enhanced the overall aesthetic, community character, and walkable streetscape.

Finally, construction documents for pedestrian improvements to Great Neck Road and downtown cross streets were completed at the end of 2017. Designed as a three phase project, the first phase of new crosswalks, improved sidewalks, and new curbing began in June 2018 and was completed September 2018. Subsequently, the second phase began March 2019 and was completed July 2019. Final phase of the Downtown Copiague streetscape improvements began in April 2021.

Matching Requirements

HOME regulations require a contribution of non-federal funds totaling 25% of annual HOME expenditure as a condition of accessing the federal program dollars. The Department of Community Development has developed a successful matching fund program for the HOME program. The value of the property that is transferred from Suffolk County is used as match. The attached HUD form 40107-A identifies the Town's HOME match. The Town has met its match liability for this year.

MANAGING THE PROCESS

Lead Agency

The Town of Babylon's Department of Community Development is responsible for developing and implementing the Town's Consolidated Plan. This Department administers the Town's Community Development Block Grant funds (CDBG), the HOME Investment Partnership Program funds (HOME), and is responsible for many of the activities and programs identified in the Consolidated Plan including the Town's first time homebuyer program, new housing development programs, funding of nonprofit agencies, and improvements to the Town's public facilities and infrastructure.

Compliance with Planning Requirements

The Town has established procedures that ensure Town programs and non-profit agencies comply with HUD program requirements and regulations. For agencies that receive CDBG and HOME funding, the Town requires agencies to submit quarterly reports of their accomplishments and financial transactions. These reports keep the Town informed about the progress agencies are making towards meeting their objectives. Staff are also kept abreast of changes in regulations through HUD exchange.

The Town Council for the Town of Babylon reviews the Town's annual reports to ensure that the Community Development program is applying its resources to meet community goals. The reports reviewed this year include the CAPER (Consolidated Annual Performance & Evaluation Report), the 2024 Annual Action Plan.

Organizations Consulted to Develop the Consolidated Plan

The Department of Community Development consulted with local agencies to prepare the plan. In addition, local residents' comments and suggestions if any received, are incorporated into this report.

Agency Coordination

The Town works with local organizations in the Town and County to get an understanding of the needs, and makes programmatic changes as needed. In 2023, the Department worked to strengthen its relationships with organizations serving the public. Specific efforts included:

1. Funding non-profit agencies serving low-income residents to meet goals and objectives of the program. In addition to the CDBG and HOME grants, additional funding was available for the public service agencies through the CARES Act. This funding was for grants to prevent, prepare for, and respond to coronavirus (COVID-19) addressing the needs of the population most affected by this historic health crisis.
2. Continuing to promote home ownership among residents, by providing down payment assistance and information on other programs that may be available to them.
3. Working with town departments and villages in the town on various projects to continue to improve the downtown areas and comply with ADA requirements.

The Department of Community Development has developed and implemented a system for monitoring the expenditure of CDBG/HOME funds and to ensure attainment of its CDBG/HOME program objectives. The department has developed a monitoring strategy for managing all activities and organizations, and checks compliance with Davis-Bacon wage rates to applicable projects.

Typically, the Department monitors sub-recipient performance through desk reviews involving quarter reports, IDIS data, and other information received from outside sources, and then evaluates high-risk activities and sub-recipients on site through monitoring visits to ensure compliance and progress. This method uses limited staff resources effectively. This plan routinely schedules monitoring targets based on a risk assessment to determine high-risk projects. Similarly, the Department of Community Development monitors its own performance, including the timeliness of project implementation to ensure compliance with HUD's timeliness standards. In 2022, due to the pandemic the Town did not meet the timeliness requirement.

INSTITUTIONAL STRUCTURE

In 2024, the Department continued to work closely with non-profit social service providers, other towns, the County, and other partner agencies to coordinate the delivery of services to residents. The Department routinely implements activities which involve cross-departmental and organizational communication. A tremendous amount of coordination is needed between the contractor, local and State municipalities and stakeholders. This is accomplished through meetings, phone conferences, emails and direct mail to the communities involved.

In order to keep the line of communication open between the Town and local organizations the staff attends meetings with various organizations in order to provide the best quality services to the residents of the Town of Babylon.

The Department of Community Development works closely with Long Island Housing Partnership which is responsible for the implantation of the Down Payment Assistant Program, and Community Development Corporation of Long Island which is responsible for the implantation of the Home Improvement Program. The Department also partners with other not for profit agencies to build affordable housing units (both rental and homeownership) and for other housing related outreach activities.

The Department of Community Development makes every effort to assure that redundancy of programs and services are limited among the sub-recipients. Therefore, coordination between the Department of Community Development and the sub-recipients is a priority and meetings via phone, on site or email is part of the reviews.

The Department also works closely with Community Housing Development Organizations to further affordable housing to income eligible households in the Town of Babylon through new construction/ rehab and housing counseling services to increase affordable rental or homeownership in the Town.

MONITORING

All projects and activities undertaken with CDBG or HOME funds are consistent with the priorities and strategies in the Consolidated Plan. The Department of Community Development monitors all projects to ensure compliance with applicable federal, state and local regulations.

All public service agencies are required to submit quarterly reports as well as an annual report that reviews the status of the program. This provides the Town an opportunity to evaluate the agency's ability to manage the program and funding provided to them. Department staff reviews all reports, and discusses problems or successes, in an effort to provide ongoing technical assistance and guidance for managing their program to meet HUD requirements and regulations. The Town will continue to enhance the capacity of the agencies to run programs to ensure compliance with HUD regulations. Additional trainings will be provided as the need arises.

All documents submitted with draw requests are thoroughly examined by CD staff to ensure expenditure is eligible. The Department of Community Development reviews all sub-recipients' eligibility and expenses by examining invoices and supporting documentation for program expenditures, outreach, general and administrative expenditures. Reimbursement vouchers are checked against a checklist. Should there be deficiencies in the submission; the vouchers are returned to the agency with a request for correction. Should they require additional clarification, they are assisted either over the phone or a one-on-one consultation is provided.

The Town of Babylon Comptroller's Office and the Department of Community Development work together to ensure the accurate administration of the CDBG and HOME grants. All payment requests are accompanied by signature of a Community Development staff member, the Comptroller and Deputy Comptroller. Drawdowns of CDBG and HOME funds and the flow of program income are monitored regularly and reviewed monthly. The rate of CDBG and HOME expenditures is monitored closely as part of this process. CDBG and HOME accounts are reconciled monthly.

The Community Development staff has developed a collaborative relationship with all our sub-recipient partners. The Department of Community Development is a community resource for residents, sub-recipients and local not-for-profit community agencies. Ongoing collaboration with the sub-recipients during the program year has resulted in dramatic improvements in reporting by sub-recipients, especially newer agencies that were still learning CDBG and HOME requirements. Frequent dialogue gives the Department the opportunity to explain performance measurement expectations from HUD. Sub-recipients now have a better understanding of the measurement requirement. We also explain performance measurement outcomes – availability/accessibility, affordability, and sustainability for the national objectives and continue onsite monitoring of its agencies.

All homes purchased with HOME funds from the Down Payment Assistance Program and the Home Improvement Program must pass an on-site home inspection, which are conducted by the Town Building Inspector and must meet State and Town code. For home purchase if the home did not meet town code, it must be brought up to code prior to purchase. Similar to the CDBG program, for the HOME program, all documents submitted with draw requests are thoroughly examined by Community Development staff to ensure expenditure is eligible. All payment requests are accompanied by signature of a Community Development staff member, the Comptroller, and Deputy Comptroller.

Self-Evaluation

The 2020-2024 Consolidated Plan and annual Action Plans are based on needs and problems of low- and moderate-income individuals, families and neighborhoods. Activities supported with CPD funds must address one or more of the identified needs, and must show positive effect on the identified problems. Primary positive effects are seen in the growing number of adults participating in the literacy programs, future homeowners taking advantage of the mortgage counseling and the overwhelming number of participants in the job training programs. Town of Babylon works closely with the local organizations to get an understanding of needs within the Town, and makes programmatic changes as needed.

Collaboration and partnerships between agencies continues to increase. CDBG funds are provided to not-for-profit agencies to assist in providing valuable services in the communities. While these services are much needed, the Town ensures we remain under the 15% cap. In FY 2024, 11 agencies were funded, and 11.5% of the CDBG funds were allocated towards public services agencies.

CDBG-funded capital improvement projects include infrastructure improvements, public facility improvements, and park improvements, and other infrastructure in low-income neighborhoods. In FY 2024, 42.5% of the CDBG funds were allocated towards infrastructure improvements.

During FY 2024, the Department of Community Development has not met all the benchmarks required during the program year due to the COVID-19 pandemic. The Town's progress toward meeting its goals varies. Some years we are able to achieve greater impact than others. Our goal in the 2024 Home Improvement Program was three (3) homes. Currently, five homes are in progress in progress.

As part of an ongoing commitment to help make the “American Dream” of home ownership a reality for first time homebuyers who wish to reside in the Town of Babylon, the Town announced application availability and intake for the new Down Payment Assistance

Program starting November, 2024. Online applications were made available for potential applicants to apply and a printable version of the application was made available on LIHP's website. 130 applications were received and reviewed. Out of that 23 Purchaser Certificates were issued.

The Home Improvement Program process from beginning to end is a lengthy process. Before any work can begin applications are reviewed to determine eligibility, then environmental reviews are performed and lead base paint tests are performed, asbestos testing is also completed if applicable.

One of the obstacles in this program is the cost of the repairs exceeding the funding available in the program to make the necessary improvements. In addition, the homeowners, especially senior citizens, do not want an additional mortgage on the property.

In FY2024 the Department of Community Development anticipated \$100,000 in CDBG program income and \$100,000 HOME program income for 2024. However, \$125,381.89 (CDBG) and \$174,373.08 (HOME) was recovered as 2024 program income.

Progress in Meeting Priority Needs

Affordable housing is a priority need in the Town, especially for the low/moderate income population.

HOME funds are used to increase access to affordable homes by providing rental housing and/or homeownership for low/moderate income families. The Town provides a first time homebuyer program to assist in the Down payment for the purchase of a home, and runs a home improvement program for income eligible households.

The Town identifies parcels and locations for development and develops practical strategies to build safer, stronger, healthier, and more vibrant downtowns. To assist in the revitalization efforts within the Town, CDBG funding has been leveraged to secure additional funding.

The Wyandanch Community Resource Center (WCRC), located in the hamlet of Wyandanch opened in November 2009, and is a one-stop resource center for residents. The Resource Center provides comprehensive services and referrals to strengthen individuals and families, by providing Workforce Development & Job Training, Youth Centered Programs, Life Training, GED, Apprenticeships, Entrepreneurial Workshops, etc. The Town's Wyandanch Community Resource Center offers access to these services through the following on-site entities:

- **Suffolk County Department of Labor** - employment services including job search assistance, resumes and training.
- **Suffolk County Department of Social Services** - food stamp application, recertification, heating and utility assistance, Medicaid assistance and applications.
- **EOC of Suffolk** - case management and referrals
- **Council of Thought and Action (COTA)** - Counseling, job search and case management services for formerly incarcerated at risk youth.
- **Father Initiative** - Counseling and parenting for men.
- **PSEG** - onsite utility bill assistance.
- **National Grid** - onsite utility bill assistance.

- **Project Warmth** – Heating assistance.

Performance Measurement System

On March 7, 2007, HUD issued a notice entitled, “Notice on Outcome Performance Measurement System for Community Planning and Development Formula Grants Programs.” The notice requires that grantees implement HUD’s Outcome Performance Measurement System (OPMS). Therefore, the Town of Babylon Department of Community Development included the Performance Measurement System (PMS) within the Consolidated Plan and Action Plan to ensure that it is in compliance with the new requirements.

The OPMS is intended to provide HUD and grantees with a standardized methodology to demonstrate the outcomes of the CDBG, HOME and ESG programs. The OPMS has three main components: Objectives, Outcomes and Outcome Indicators.

Objectives

There are three objectives that originate from the statutory purposes of the formula grant programs. They are as follows:

Creating a Suitable Living Environment (SL)

In general, this objective relates to activities that are designed to benefit communities, families or individuals by addressing issues in their living environment.

Provide Decent Affordable Housing (DH)

The activities that typically emanate from this objective are designed to cover a wide range of housing possibilities under HOME, CDBG or ESG. This objective focuses on housing programs where the purpose of the program is to meet individual, family or community needs and not program where housing is an element of a larger effort (not captured under Creating a Suitable Living Environment).

Creating Economic Opportunities (EO)

This objective applies to the types of activities related to economic development, commercial revitalization and job creation.

Outcomes

There are three outcomes that reflect what the Department of Community Development seeks to achieve by the funded activity. The three outcomes and their associated national objectives are as follows:

Availability/Accessibility (1)

This outcome category applies to activities which make services, infrastructure, housing or shelters available or accessible to low-income people. In this category, accessibility does not only refer to physical barriers, but considers the affordability of the basic needs of daily life to low and moderate income people.

Affordability (2)

This outcome category applies to activities which provide affordability in a variety of ways in the lives of low and moderate-income people. It can include but is not limited to the creation or maintenance of affordable housing, basic infrastructure hook-ups, or services such as transportation or day care.

Sustainability: Promoting Livable or Viable Communities (3)

This outcome applies to projects where the activity or activities are aimed at improving a neighborhood by helping make it more livable or viable for principally low and moderate-income people through multiple activities, or by providing services that sustain communities or sections of communities.

Decent Housing and Economic Opportunity

Affordable housing is a priority need in the Town, especially for the low/moderate income population. HOME funds are used to rehabilitate and or build homes that will provide rental housing and/or homeownership for low/moderate income families.

The Town also provides a first time homebuyer program to assist in the down payment for a home purchase. The Town of Babylon's HOME Down Payment Assistance Program offers up to \$39,000 to first-time homebuyers who purchase a home within the Town. The Town will continue to provide new income eligible homebuyers with down payment assistance towards the purchase of homes.

Our goal in the 2024 Down Payment Assistance Program was to assist 3 households. In 2024, 3 homebuyers proceeded to closing.

Given market conditions and problems low-income homebuyers continue to have in accessing private market resources for purchasing homes, the Town of Babylon has increased the Down Payment Assistance to up to \$39,000.00. As part of an ongoing commitment to help make the "American Dream" of home ownership a reality for first time homebuyers who wish to reside in the Town of Babylon, the Town announced application availability and intake for the new Down Payment Assistance Program starting in 2024. Online applications were made available for potential applicants to apply and a printable version of the application was made available on LIHP's website.

Our goal in 2024 was to assist 3 households under the Home Improvement Program. The process from beginning to end is a lengthy process. Five households are in progress (two from prior years' funding. Before any work can begin applications are reviewed to determine eligibility, then environmental reviews are preformed and lead base paint testing are completed.

Some of the 2024 funded activities have been delayed. A number of activities are designed as multi-year programs and will be continued into program year 2025. This includes the neighborhood revitalization planning activities. Capital improvement projects in low/moderate income neighborhoods will continue. The town has also begun making improvements to its park system, particularly focusing on low/mod areas focusing on Wyandanch and North Amityville.

STRATEGIES THAT MADE AN IMPACT

All applications for CPD funding are reviewed to ensure that the activity will make an impact on the needs and priorities detailed in the annual Action Plan. Funded activities are monitored to ensure that activities are carried out in accordance with the approved scope of work and performance measurements. The Department of Community Development reviews strategies each year prior to funding new programs, and adapts strategies to meet changing

needs and priorities. The Department of Community Development uses benchmarks to demonstrate progress toward goals and objectives, such as reduction in number of illiterate individuals and victims of predatory lenders. The success is measured from the increase in participants who are awarded their GED and the improvements to low/moderate income neighborhoods as demonstrated by rising property values.

1. Down Payment Assistance Program:

The Town offered a Down Payment Assistance Program. The HOME Down Payment Assistance program was administered through the Town's Community Development Office and Long Island Housing Partnership offering up to \$39,000 down payment and closing costs to families purchasing a home in the Town of Babylon who's earning are 80% or less of the Area Median Income. Three homebuyers closed on their new homes in 2024.

2. Beautification Programs:

While not funded through the CDBG program, the Town undertakes numerous beautification efforts to enhance the overall appearance of its various hamlets. Most programs are run with the help of volunteers and community organizations. Below is a listing of the Town of Babylon Beautification Programs:

Adopt-A-Spot Program:

The Town of Babylon Adopt-A-Spot Program was designed to help enhance the overall appearance of small parcels owned by the town. The program invites professional landscapers or local community groups to beautify a town-owned parcel of land. Through cooperation and community efforts, the program helps transform unattractive sites into beautiful additions to our neighborhoods. There are a myriad of beautification sites that adorn low/mod areas in North Amityville, Wyandanch and North Babylon. These enhancement sites create beautiful entrances to these hamlets. In Wyandanch, we've been able to have two additional organizations help to beautify Wyandanch by joining our Adopt-a-Spot program. Soon, a Veterans Memorial will be erected for Wyandanch military veterans. In addition, several "Little Free Libraries are being planned to be installed in Wyandanch which will give greater access to books and encourage the youth to read.

Adopt-A-Highway Program:

The Town of Babylon established its Adopt-A-Highway program in an effort to improve the quality of life in the Babylon community by keeping the roadways safe and litter-free. Volunteers who participate in the program are committed to collecting debris along a designated stretch of roadway. The adopted street is maintained by quarterly clean up efforts. The Town of Babylon provides trash bags, gloves and other clean up materials to the volunteers. Once the litter is collected and bagged, the town picks up and disposes of the litter. New Adopt-A-Highway efforts have been established town-wide by local community organizations and businesses. Despite the pandemic, the Town of Babylon Beautification Program continued to partner with our local civic and our youth volunteers represented by our Junior Beautification Ambassadors, the Happy to Help Club elementary students and students of various high schools. The dedicated efforts of the volunteers in this program help change attitudes toward littering and build community pride. This is an example of a program that is done in partnership with the town and volunteers of all ages.

Adopt-A-Park Program:

Through the Town of Babylon Adopt-A-Park Program, residents, students and scouts of all ages can take an active role in caring for their community parks, pools, playgrounds and

beaches. The volunteers work with the town to create cleaner, more attractive facilities. Working with the town, the volunteers “adopt” a park by picking up litter and improving the appearance of our recreational areas. The town provides bags, gloves, rakes, brooms, shovels and other equipment to the volunteers. Most noticeable this year, through CDBG two new playgrounds were installed at Hollywood Park in North Amityville and at the North Amityville Youth Center. The latter replaced playground equipment that was almost thirty years old and a third of its new size. It was very well received by the community and immediately enjoyed by children ages 5-12 many of whom live in the nearby neighborhood that includes over 700 homes.

Sheriff Vocational Training Program:

The Suffolk County Sheriff Vocational Training program has greatly assisted the TOB Beautification Program. Through this successful program, screened low-security inmates participate in providing labor for beautification efforts. Ongoing concerns due to the Covid - 19 pandemic prevented the Sheriff’s Vocational Training Program from being active but we expect that once restrictions are lifted, they will once again play an important role in the Beautification Program. In North Amityville, there are several historic cemeteries where descendants of the Montaukett Native Americans and Black Civil War Veterans are buried. We plan to ask the Sherriff’s office for help in cleaning up those grounds to dignify them so that the remaining families can properly pay their respects.

Global Youth Service (GYS):

Global Youth Service is an annual global youth event. While The Covid-19 pandemic and its restrictions for safety may have tempered the Global Youth Service activities we have come to know and love, many of the youth still supported our clean-up efforts throughout the Town. The Global Youth Service spirit was alive and well in several volunteer programs on a smaller scale in West Babylon and Deer Park. The Town of Babylon Beautification Program would have been in its 18th year of participation. GYS highlights and celebrates the contributions of youth to their communities through volunteer service. Given Covid-19 protocols still in place, especially in our schools, the Beautification program regularly met with students who belong to the Superintendents Student’s Leadership Council of the Wyandanch School District to discuss ways to beautify and show pride and learn history about their hamlet of Wyandanch.

Scouting:

Many boy scouts received the prestigious Eagle Scout Award by constructing and installing Green Fly Boxes at Gilgo Beach Marina, Cedar Beach Marina, Venetian Shores Park and Tanner Park. The boxes are an environmentally green effort to combat the mosquito pest problem. An Eagle Scout project was completed where two very impressive covers over the benches at the multi-purpose field at Birchwood Park in Deer Park were built. The covers were modeled after the covers over the dugouts at Pine Acres Park in Deer Park and will protect the teams and coaches from rain as well as the glaring sun. Another Eagle Scout completed a project by installing a bench at North Amityville Pool where parents now have a place to sit and watch their kids take lessons. We’ve also had girl scouts complete their bronze project spending hours cleaning up our beaches and creating anti littering signs that will be installed at our beaches.

Community Organizations:

The Beautification Program supports and assists local Civic Organizations and Chambers of Commerce with clean-up events, Family Fun Days, Spring Beautification Projects and

Festivals. These events assist the town in its ongoing efforts to keep our parks and open space clean and beautiful as well as provide fun activities for families to enjoy and where volunteers who are the backbone of the Beautification Program, come out to help. The North Babylon Chamber of Commerce had their semi-annual clean-ups in their community. The Belmont Lake Civic Association held several clean-up also in North Babylon. The newly created Concerned Citizens of Wyandanch held several clean-ups in Wyandanch.

The Town of Babylon and its Beautification Program also worked with local chambers to support local small businesses by highlighting them via ribbon cutting ceremonies including Stacks Auto Repair in Deer Park, Opulence Couture in North Lindenhurst, and Lakeville Pace Mechanical in Deer Park.

The Beautification Program once again partnered with the American Venice Civic Association to bring an “open-air” market where fresh produce and household goods were sold al fresco under the safety guidelines put forth by New York State.

Wyandanch Community Resource Center

The Wyandanch Community Resource Center (WCRC), located in Wyandanch is a one-stop resource center for residents. The Town’s Wyandanch Community Resource Center opened in November 2009, and offers access to on-site services such as Suffolk County Department of Social Services, Suffolk County Department of Labor, EOC, PSEG, Project Warmth, and job training and placement services among its many programs. The Resource Center provides comprehensive services and referrals to strengthen individuals and families, by providing the following: Workforce Development & Job Training, Youth Centered Summer Programs, Life Training, GED & Apprenticeships, Entrepreneurial Workshops, etc.

Indicators for Best Results

Each CPD-funded activity is reviewed to ensure that it addresses one of the three National Objectives, serves an eligible clientele, and meets one of the performance measurement objectives and outcomes. In addition, each activity is evaluated by a specific indicator relevant to the activity, most often being the number of persons or households served. This number is defined based on the activity, so that the indicator relates specifically to the funded program.

Barriers to Overcome

The primary barrier to fulfilling strategies and achieving the overall vision is the continuing high cost of both for-sale and rental housing. The cost of housing has increased well beyond increases in wages for low/moderate income families, especially as they deal with rising energy costs and increasing property taxes.

Credit and income are huge barriers, which affects approval odds with obtaining a mortgage. High student loan debt is more common than years before.

The Town of Babylon is 99% built and therefore limits the inventory of housing and raises the price of homes.

In addition, there is a decline in CPD funds available to local jurisdictions and restrictions on social service funds from both state and federal agencies. Reductions in funding has had a particular impact on the various public service programs, infrastructure and public facility improvements that are funded with CDBG funds.

LEAD-BASED PAINT

The Department of Community Development is kept abreast of new regulations and directives on lead based paint reduction procedures through training, printed material and Internet resources. Department of Community Development is in compliance with the new regulations under 24 CFR 35, which went into effect September 15, 2000. Sub-recipients and contractors of the Town have been informed of these new requirements. In accordance with HUD guidelines, all homes built before 1978 which are being rehabbed under our Home Improvement Program are tested for Lead by a certified Lead Based Paint Inspector. If the home contains lead based paint, the work will only be awarded to a contractor who is certified in lead based paint abatement. Before the house can be completed, a clearance from a certified Lead Based Paint inspector must be obtained. All homeowners are provided with the booklet from HUD and EPA "Protect Your Family From Lead in Your Home.

SPECIFIC HOUSING OBJECTIVES

In the 2024 Annual Action Plan our affordable housing goal was 37% for Down Payment Assistance, and 53% for affordable homeownership and affordable rentals.

How We Foster and Maintain Affordable Housing

Using HOME program funds the following activities have been developed to address the priority issues of improving homeownership opportunities identified in the Five-Year Consolidated Plan (2020-2024). Funded programs include the Affordable Housing Program for First Time Home Buyers, Town Wide Down Payment Assistance Program and, Town Wide Home Improvement Program.

The Community Development Program, in conjunction with the Town of Babylon, and Suffolk County is committed to eliminating slum/blight areas in the Town. Community Development with Suffolk County's Real Estate Department to acquire homes which have been boarded up for years and homes that have been taken by the County for non-payment of taxes. These parcels have created an eyesore and burden on the community. Some of these homes are in such disrepair that they have to be demolished.

Many of these properties go into our Affordable Housing Program and to our Community Housing Development Organizations (CHDOs). We have developed a strong partnership with Wyandanch Community Development Corporation (WCDC) and North Amityville Housing and Rehabilitation Association (NAHRA). Affordable rental housing is provided to families who meet the Section 8 and HOME income guidelines.

Down Payment Assistance Program:

The Town offered the HOME Down Payment Assistance program in 2024. The HOME Down Payment Assistance program was administered through the Town's Community Development Office and Long Island Housing Partnership. This program offered funds for down payment / closing costs to households purchasing a home in the Town of Babylon who earning do not exceed 80% Area Median Income.

PARTNER AGENCIES

Community Development Corporation of Long Island (CDCLI)

CDCLI runs several programs that are targeted to preservation of affordable homes on Long Island and within the Town of Babylon. Below are the programs run by CDC of Long Island:

- **First Time Homebuyer Education**
- **Homeowner Preservation Services**
- **Financial Literacy**
- **HECM Counseling**
- **Access to Home Program**
- **Home Improvement Program**
- **Weatherization Assistance Program**
- **Housing Choice Voucher Program**
- **Family Self-Sufficiency**
- **Neighborhood Choice Long Island**
- **RESTORE**

First Time Homebuyer Education

CDCLI's First Time Homebuyer Education program counsels participants and arms each Client with the confidence and skills they need to purchase a home. CDCLI's in-person group class, as well as online classes through two non-profit partners, eHome America and Framework. Topics covered include preparing for homeownership; financing, shopping for, and purchasing a home; and home safety and homeowners insurance. In-person classes utilize industry-related guest speakers, including a loan officer, real estate agent, engineer/home inspector, attorney, and an insurance agent to educate participants and provide detailed information about their roles in the home buying process.

Participants were also able to complete online classes through the two non-profit partners, Home America, and Framework. CDCLI's classes utilize industry-related guest speakers, including a loan officer, real estate agent, engineer/home inspector, attorney and insurance agent to educate participants and provide detailed information about their roles in the home buying process. Households that complete education and one-on-one counseling may also utilize a variety of loan products available through CDCLI's affiliated Community Development Financial Institution, including down payment assistance, home improvement, emergency home repair, and septic system replacement loans.

Homeowner Preservation Services

CDCLI's Homeowner Preservation Services provides a combination of counseling and educational assistance to help homeowners gain practical financial management tools, and provides homeowners with an overview of navigating ratios, modifications, and refinance options. Together, a Housing Counselor and the homeowner develop a personalized action plan that incorporates both short- and long-term goals that support stability, and when possible, find solutions that enable families to remain in their homes.

Financial Literacy

CDCLI's group financial literacy program educates clients on how to modify their spending behavior, increase savings, and correct credit problems. Course topics include: banks and other financial institutions; money management and savings; establishing good credit; steps to repair credit; and consumer awareness. Additionally, graduates of the program can opt to work one-on-one with a Financial Coach for long-term, individualized guidance.

HECM Counseling

CDCLI provides HECM counseling to homeowners interested in a reverse mortgage. Homeowners 62 years of age and older may use the equity in their home to help pay for other expenses. The FHA requires all seniors to receive counseling before taking out a HECM loan, and CDCLI has a Housing Counselor on staff certified to provide the service to help homeowners decide if it makes sense for them.

Access to Home Program

CDCLI administers the Access to Home, Access to Home for Medicaid Recipients, and Access to Home for Hero's Programs. Funded by New York State Homes & Community Renewal, the Access to Home Programs provide financial assistance to make residential units accessible for low- and moderate-income persons with disabilities. Assistance with the cost of adapting homes enables individuals to safely and comfortably continue or return to live in their residences instead of residing in an institutional setting.

Home Improvement Program CDC of LI (this is a distinct program from the Town of Babylon Home Improvement Program)

CDCLI's Home Improvement Program assists low- and moderate-income homeowners in making necessary repairs and upgrades to their homes. More than 50% of repairs conducted must correct basic structural defects or repair basic building systems, which threaten, or if not corrected or repaired could threaten, the health and safety of the dwelling's residents.

Weatherization Assistance Program

CDCLI administers the Weatherization Assistance Program, a free program funded by New York State Homes & Community Renewal that assists income-eligible families and individuals by reducing their heating and cooling costs and addressing health and safety issues in their homes through energy-efficiency measures.

Housing Choice Voucher Program

CDCLI administers the Housing Choice Voucher (HCV) program on behalf of New York State Homes & Community Renewal. The program provides rental assistance to low-income families through Federal (HUD) funding. CDCLI administers regular vouchers, as well as those through the Mainstream and Veterans Affairs Supportive Housing programs. In its roles as the Suffolk County Local Administrator and a designated Public Housing Agency, CDCLI assumes full responsibility for vouchers, including tenant eligibility, lease-up, annual recertification, and Housing Quality Standards inspections of all units.

RESTORE

CDCLI's RESTORE program provides financial resources to assist senior citizen homeowners (aged 60 years or older) with the cost of addressing emergencies and code violations that pose a threat to their health and safety or affect the livability of their home. Repairs offered under the program must be in response to emergency circumstances.

United Veterans Beacon House:

Assisting veterans by providing emergency, transitional and permanent housing for low-income singles and families, United Beacon House, Inc., targets homeless prevention in both Suffolk and Nassau Counties. In addition, United Veterans Beacon House, Inc. provides case management services, which include life skills, money management and supportive services to disabled veterans. United Veterans Beacon House has a long-standing relationship with the Long Island Coalition for the Homeless to better serve their residents.

Emergency Rental Assistance Program (ERAP)

The ERAP Program provided rental arrears assistance and utility arrears assistance to tenants who lost income due to Covid-19 or were at risk of homelessness. Up to 12 months of rental arrears payments plus up to 3 months of additional rental assistance moving forward were made directly to property owners on behalf of tenants. Thus far \$15.5 million have been disbursed on behalf of 920 Town of Babylon tenants.

Town of Babylon Housing Assistance Agency

Housing Choice Voucher Program

The Town of Babylon Housing Assistance Agency administers the Section 8 Choice Voucher Program. This program is designed to assist Babylon residents, elderly and disabled individuals who are in need of financial help for rental housing.

Through the Utilization of the Family Self-Sufficiency Program, the Town of Babylon Housing Assistance Agency uses Federal funding as rental subsidies to low and very low-income individuals. Applicants are serviced without discrimination or bias and on a voluntary basis. An encouragement and empowerment approach to case management allows their clients to build self-worth that, in turn, promotes fair housing when these individuals with an increased self-esteem no longer accept unfair housing practices. House counseling is provided to enrollees when they are ready to buy homes which further insures fair housing practices through awareness.

INCREASING HOUSING AFFORDABILITY

Home Improvement Program (HIP) - TOB CDBG PROGRAM

For low to moderate-income homeowners, upkeep on their home can be quite costly and often times they question if they should buy their medications or put a new roof on the house. This program is designed to make owning a home affordable and safe, thus, keeping residents in their homes instead of having them displaced and/or homeless.

Down Payment Assistance (DPA) – TOB HOME program

The program provides a grant for down-payment assistance to low/moderate income eligible households to increase homeownership opportunities throughout the Town of Babylon. The Community Development Program staff notifies our low/mod affordable housing partners including Section 8 housing voucher clients of the program. This information sharing opens up the HOME Down-payment Assistance Program to all populations in need.

All HOME DPA applicants must comply with a rigorous financial and credit screening. This screening prepares the applicant for responsibilities of homeownership and assures that they are financially prepared for the debt load. All applicants are referred to housing counseling programs operated by the Long Island Housing Partnership. Successful applicants need to prove that they have successfully completed the counseling program in order to receive any financial assistance.

AFFIRMATIVE MARKETING ACTION

In accordance with 24CFR Part 92.350 and 92.351 and in furtherance of the Town of Babylon's commitment to non-discrimination and equal opportunity in housing, the Town of

Babylon has established procedures to ensure affirmative marketing of units assisted using HOME funds. The Town of Babylon is committed to the goals of non-discrimination and equal access. The goal of the affirmative marketing procedures and outreach efforts are to ensure that all persons – regardless of their race, color, national origin, age, religion, sex, disability, familial status or English proficiency – are aware of the affordable housing opportunities. Through the Town’s public service providers, the Town provides adult education, financial literacy, and English language classes, and housing counseling services, and fair housing services. The Town shall continue to fund outside agencies such as the Long Island Fair Housing Services, to provide fair housing information/referral and case investigation services and tenant/landlord information/referral and mediation services.

Marketing of Units

The Town, CHDO’s and other housing developer partners recognize the need to be proactive in marketing affordable housing opportunities. They are required to follow affirmative marketing actions in marketing their units. Typical methods vary from distributing flyers, advertisements in newspapers and advertising on websites, to tapping into persons receiving housing counseling and other social service programs and hosting seminars.

Outreach:

The availability of HOME funds for various programs are publicized through advertisement on the Town of Babylon website, Long Island Housing Partnership website and in the following newspapers, both regional and local:

- Newsday
- Noticia Long Island

Home Investment Partnership Minority/Women Owned Business Enterprise Policy

The Town of Babylon is committed to the comprehensive outreach of minority and women owned business in contracting activities associated with the HOME Program. In order to ensure minority and women owned business participation - The NYS Certified Minority and Women-Owned business website (www.esd.ny.gov) is included in Town Bids. Sub-recipients receiving HOME funds are required to make good faith efforts to solicit minority contractors for participation in the HOME Program.

HOMELESS NEEDS

The Community Development Program understands that homelessness in the Town of Babylon does exist and is a very serious situation for the individual and or family. With this in mind the Community Development Program staff functions as a liaison between the person or persons in need of assistance and the various governmental or not-for-profit agency which can assist them.

Specific Homeless Prevention Elements

The Community Development Program and the Town of Babylon is committed to establishing affordable housing. In many cases, homelessness is a product of the increase in housing costs and establishing an affordable housing program will help in eliminating homelessness due to the high cost of housing.

Project S.A.F.E.

Serving the various hamlets within the Town of Babylon, the Babylon Youth Institute currently assists 171 clients by providing services that include: crisis intervention, counseling, placement and transportation to alternative housing for Babylon youth.

Continuum of Care Strategy

To further address needs of the homeless, the Town of Babylon continues to support a number of organizations that provide programs and services to prevent homelessness, address emergency shelter and transitional housing needs of homeless individuals and families, and help the homeless make the transition to permanent housing and independent living.

Town supported activities are strengthened by the following agencies who provide services in the Town:

- Town of Babylon Housing Assistance Agency
- Options for Community Living
- Community Development Corp of LI (Weatherization)
- Community Development of Corp of LI (HIP)
- Community Development Corp of LI (Housing Choice Vouchers)
- Babylon Youth Institute (Project S.A.F.E.)
- Mercy Haven, Inc.
- United Veterans Beacon House
- Concern for Independent Living

Options for Community Living, Inc.

With supportive housing sites located in West Babylon and Lindenhurst, Options has continued its mission to develop safe, affordable housing opportunities for individuals who are disabled and very low income through a variety of supportive housing programs and services in Suffolk and Nassau Counties. Services such as case management, care coordination, crisis intervention, linkage and referrals to community resources like medical, financial, educational and psychosocial support are all provided to eligible clients and staff assisted clients on a regular basis. Clients are also linked to all available entitlements and resources to assist in their successful housing stability. In addition, Options operation of the Rapid Rehousing (RRH) program in Nassau County is run in partnership with Long Island Coalition for the Homeless.

United Veterans Beacon House, Inc.

Assisting veterans by providing emergency, transitional and permanent housing for low-income singles and families. They provide case management services, which include life skills, money management and supportive services to disabled veterans. They have a long-standing relationship with the Long Island Coalition for the Homeless to better serve their residents. They rely on the Counties Emergency Solutions Grant, Department of Social Services and HUD Rapid RE-Housing programs. The Director of Development has created a unmet needs program, that our community partner with; United Way of Long Island, Family Service League and the Department of Social Services to assist our residents with paying rental arrears and provide funds for heating in the winter.

Mercy Haven, Inc.

Providing safe, affordable housing for families and individuals living with mental illness and/or homelessness, Mercy Haven remains committed to ending homelessness on Long Island by working in coordination with OMH and CoC to house individuals and families who have been homeless and/or living with mental illness through the utilization of a coordinated entry system. In addition, Mercy Haven provides case management, community referrals, health & wellness education, vocational training, legal advocacy benefits, budgeting education, as well as hands on skill development to their residence and the community to promote self-sufficiency.

Babylon Youth Institute (Project S.A.F.E)

Serving the various hamlets within the Town of Babylon, the Babylon Youth Institute currently assists 171 clients by providing services that include: crisis intervention, counseling, placement, and transportation to alternative housing for Babylon youth.

The Suffolk County Department of Social Services (SCDSS) has several contract agencies operating within the Town of Babylon that provide emergency shelter to families that are in danger of becoming homeless. The organizations that service the homeless within the Town of Babylon are:

Wyandanch Homes and Properties Development Corporation (WHPDC) builds and renovates housing for homeless families and provides case management for these families once in the program. All of the families participate in Project Self Sufficiency, a program that offers intense case management weekly as the participants accomplish budgetary, home maintenance, and educational goals. Human Service Workers evaluate the progress of the families on a regular basis and provide resources and assistance to help the families reach their goals. WHPDC assisted a total of 166 clients in 2023, 32 White/31 were Hispanic, 134 Black/African American, of whom 114 were extremely low income, 40 low income and 12 low/mod.

Resurrection House provides emergency shelter to single men in Suffolk County. The shelter houses six individuals who are placed there by the Department of Social Services. RH provides 24-hour care including food, and case management to assist the residents' transition to permanent housing. In addition, RH provides affordable transitional housing to families who are coming from homelessness and who need assistance in order to become self-sufficient.

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

Communities cannot be viable places to live without economic resources. A key objective of the Town of Babylon Department of Community Development's community and economic development programs are designed to improve economic conditions in the communities within the Town of Babylon. Economic development is a key activity under the CDBG program. The Department of Community Development has invested in infrastructure and downtown business district improvements, which will be a catalyst in the economic growth of the communities within the Town.

NON HOUSING GOALS AND OBJECTIVES

SECTION 108 LOAN PROGRAM REPAYMENTS

During 2023, a total of \$285,448.09 of the CDBG funding was used for repayment of a loan to the Section 108 Guarantee Loan Program for improvements to Geiger Lake Memorial Park.

Geiger Lake Memorial Park is located in the hamlet of Wyandanch on Grand Blvd and 21st Street. This 23-acer park was transformed into a state-of-the art park bringing joy to community residents of all ages. This magnificent park should entertain families and residents for years to come.

CDBG FUNDED INFRASTRUCTURE IMPROVEMENTS

Village of Babylon ADA Improvements

Completed installation of ADA improvements to sidewalks in the Village of Babylon
Total expended: \$159,509.22

Wyandanch Roads

Completed improvements to roads in low/mod tract in Wyandanch.
Total expended: \$218,920.23

CDBG FUNDS USED FOR PUBLIC SERVICES

The list below consists of the not-for-profit organizations that assist extremely low-income, low-income and low/moderate-income residents of the Town of Babylon.

Family Service League – Home Share Long Island

The Home Share program is a viable affordable housing solution meant to meet the urgent housing needs of Suffolk County's senior citizens and those in need of rental housing. Through their Home Share Program, they match older, low-income homeowners and low-income home seekers of all ages to safely share a single family home. The program enables seniors to preserve their homes and independent living status and utilizes the existing housing stock. Once an appropriate match is made, the renters assist the homeowners with their finances, household maintenance or other activities of daily living. Family Service League staff conducts program outreach, intake and assessment services, ensure background checks for both homeowners and renters and develop potential matches between eligible parties. During the 2023, they were able to successfully and safely assist 6 new clients. They were also able to assist many other residents with appropriate referrals to other programs.

Total Expended: \$9,977.13

Objective to be achieved under this CDBG Funding:

Provide Decent Affordable Housing

Outcome to be achieved under this CDBG Funding:

Availability/Accessibility

Island Harvest

Island Harvest provides shelf-stable food packs on weekends and holiday breaks during the school year to children identified as "at-risk" of hunger. During 2020-2021, food insecure Long Islanders received more than 15 million meals through the purchase and collection of donations of more than 18 million pounds of healthy food and product. In the Town of

Babylon alone, more than 3 million pounds of food and product were distributed, supplementing more than 2.5 million meals.

Island Harvest continues to service several schools within the Town of Babylon where 70% of children are eligible to receive free or reduced priced lunch. In 2023, 282 individuals in the Town of Babylon were provided with help from the Kids Weekend Backpack Feeding Program. All recipients were of either low or extremely low income.

Total Expended: \$14,500

Objective to be achieved under this CDBG Funding:

Create a Suitable Living Environment

Outcome to be achieved under this CDBG Funding:

Availability/Accessibility

Long Island Housing Services: Fair Housing and Outreach

As a non-profit providing services to Suffolk residents since 1969, Long Island Housing Services provides unique services related to Fair Housing and Tenant's Rights Counseling and through support of the NYS Office of Attorney General, they have developed capacity to provide legal services for Foreclosure Prevention and increased staff capacity to provide counseling services for those at risk of foreclosure. In 2023, LIHS served 61 Town of Babylon households the great majority of whom were low-income renters: 34 of whom were extremely low-income, 15 with low income, 3 with low/mod income, 9 with median income.

LIHS is also a HUD approved housing counseling agency providing the following services to Suffolk and Nassau counties:

- Fair Housing counseling; education; advocacy, investigation and enforcement to challenge unlawful housing discrimination
- Foreclosure Prevention counseling and legal services
- Tenants' Rights and Resources counseling
- Foreclosure Rescue Scam education and reporting
- First Time Home Buyer counseling.

Total Expended: \$13,000.00

Objective to be achieved under this CDBG Funding:

Provide Decent Affordable Housing

Outcome to be achieved under this CDBG Funding:

Availability/Accessibility

Mercy Soup Kitchen

Mercy Soup Kitchen, located in the Hamlet of Wyandanch in the Town of Babylon, provides hot nutritious lunches, Monday thru Friday to people in need. Many of these individuals rely on these meals as their only source of food for the day - many people come back for seconds and/or bring home a bagged meal. Due to COVID-19, the Mercy Inn Soup Kitchen had its challenges but continued to find safe and effective ways to serve their clients.

Mercy Soup Kitchen served a total of 27,721 individuals in 2023, of whom 25,500 were extremely low income and 2,221 were low income.

Total Expended: \$18,500.00

Objective to be achieved under this CDBG Funding:

Create a Suitable Living Environment

Outcome to be achieved under this CDBG Funding:

Sustainability: Promoting Livable or Viable Communities

Wyandanch Homes and Properties Development Corp.: Project Self Sufficiency

The Project Self Sufficiency Program provides affordable rental housing and support services, this includes case management. Case management includes assistance with goal setting, career counseling, education, budgeting and financial planning/education, parenting, advocacy, and employment assistance for low-income and homeless families. This assistance in turn, provides participants with the tools they need to become economically self-sufficient, able to earn a livable wage and support their families without public assistance, all of which reduce their risk of returning to homelessness. Participating families usually remain in the program for up to five years. During the 2023, WHPDC assisted 166 individuals in families seeking affordable housing and supportive services. 114 were of extremely low income and 40 of low income and 12 were low/mod income status.

Total Expended: \$15,000.00

Objective to be achieved under this CDBG Funding:

Decent Housing

Outcome to be achieved under this CDBG Funding:

Affordability

Wyandanch Community Development Corp.: Housing Counseling

The Wyandanch Community Development Corporation (WCDC) is a community based housing program, serving a community that has a consistently high poverty rate. The Comprehensive Housing Counseling Program, administered by HUD certified counselors, is designed to address the negative results of the high rate of foreclosures, housing quality standard issues and absentee property owner issues in the Town of Babylon. The goal of the counseling program is to increase the success rate of maintaining ownership, help homeowners who are in crisis with their mortgage and assist renters with common rental issues, which in turn will assist with eliminating slum and blight in the catchment area. In an effort to avoid foreclosures, WCDC works with homeowners and lenders to initiate loss mitigation components such as Special Forbearance, Mortgage Modification and the HUD Partial Claim and Refinancing. WCDC counseling services also include Homebuyers Education, financial management/budgeting and renter's seminars and assistance, as it has been established that an educated consumer has a higher rate of success in achieving and maintaining their housing objectives. During 2023, WCDC assisted a total of 94 new households/individuals.

Total Expended: \$17,500.00

Objective to be achieved under this CDBG Funding:

Decent Housing

Outcome to be achieved under this CDBG Funding:

Sustainability: Promoting Livable or Viable Communities

Starflower Experiences

The Rangers of the Earth program is an educational 'training' program for upper elementary students, grades 4th & 5th, in the Martin Luther King Jr. Elementary School in Wyandanch. The program helps students understand the earth's life systems, have positive experiences in the natural world by using hands-on activities to gain a grasp of basic natural processes, and to focus on personal habits and impacts. With the gained knowledge, students can take steps to make their school and/or community more sustainable and healthy through awareness, understanding and other experiential learning techniques.

Total Expended: \$7,000.00

Objective to be achieved under this CDBG Funding:

Create a Suitable Living Environment
Outcome to be achieved under this CDBG Funding:
Sustainability: Promoting Livable or Viable Communities

Long Island Cares: South Shore Service Center

The South Shore Service Center, located in the hamlet of Lindenhurst in the Town of Babylon, provides access to an Emergency Food Pantry. The food pantry assisted families with food, baby food, pet food and personal care items. Long Island Cares is committed to operating all programs including the South Shore Service Center without interruption during the Covid-19 pandemic. 2023 brought unique challenges do to skyrocketing inflation, increased costs of goods—specifically food. The LI Cares South Shore Service Center assisted 28,659 individuals during 2023, 5,808 of whom were extremely low income, 14,764 low income, 4,895 low/mod income and 3,192 median income.

Total Expended: \$14,000.00

Objective to be achieved under this CDBG Funding:

Create a Suitable Living Environment

Outcome to be achieved under this CDBG Funding:

Sustainability: Promoting Livable or Viable Communities

Public Service Income, Race, and Ethnicity:

A total of 57,178 people were served in 2023. Of this, 31,784 were extremely low income, 17,224 were low income, 4,955 were low/ moderate income, and 3,215 were at the median income.

27,408 were White, (of this 16,842 were Hispanic), 25,423 were Black/ African Americans (of which 1,242 were Hispanic), 4 were Asian, 9 were Asian/White, 2 was Black/ African American/White, and 4,332 other multi-racial/68 Hispanic.

Public Service Leveraging:

In 2023, public service agencies leveraged \$3,318,618.50 in other funding.

CERTIFICATIONS OF CONSISTENCY WITH THE CONSOLIDATED PLAN

Agency

Long Island Coalition for the Homeless

Program

Homeless Services – Various Locations

CITIZEN PARTICIPATION

Citizen Participation Plan

PUBLIC HEARINGS: The Department of Community Development holds a minimum of two public hearings each year to obtain its citizens’ views on the Consolidated Plan, the Annual Action Plans, the program performance, and to respond to proposals and questions.

The hearings location is chosen to make it convenient to all potential and actual beneficiaries of the plan; and accommodations are made, if necessary, for persons with disabilities. Anyone with a hearing or sight disability or any non-English speaking residents may contact the

Department of Community Development 24 hours in advance of the hearing in order to request arrangements be made to accommodate their needs during the hearing. Notices for the public hearings are published at least 30 days in advance in Newsday, the regional daily newspaper, Noticia of Long Island and ABLE newspapers for the Annual Action Plans and 15 days for the CAPER.

A public notice stating that the DRAFT Consolidated Annual Performance and Evaluation Report (CAPER) has been prepared and is available for review was published in Newsday on September 12, 2025, and Noticia Newspaper on September 12, 2025. Copies of the draft report were made available at the Town's Community Development Office and the Town of Babylon website. Comment period ran from September 12, 2025 to September 26, 2025. The Town will not submit the final version of this document to HUD until after the comment period has expired on September 26, 2025. All written comments received by 3 p.m. on or before that date will be responded to and will be appended to the final report to be submitted to HUD.

Public Comment

Public comments will be incorporated into the final version of the CAPER

PUBLIC NOTICE

This Public Notice appeared in Newsday on September 12, 2025



PUBLIC NOTICE

TOWN OF BABYLON COMMUNITY DEVELOPMENT PROGRAM NOTICE OF AVAILABILITY OF DRAFT FISCAL YEAR 2024 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) FOR PUBLIC REVIEW

ANNUAL PERFORMANCE EVALUATION REPORT

The Town of Babylon has completed a draft of its Fiscal Year 2024 Community Development Program Consolidated Annual Performance and Evaluation Report (CAPER), covering performance under the Community Development Block Grant Program (CDBG) and HOME Investment Partnership Program (HOME), and is making it available for public review. The CAPER covers Fiscal Year 2024. It is a review of progress made in meeting goals set in the Five-Year (2020-2024) Consolidated Plan and the FY 2024 Annual Action Plan.

CITIZEN COMMENT PERIOD

Citizens are invited to review the draft report and to make comments on the information contained therein. The draft is available for review at all Town Libraries and on the Town of Babylon website at: www.townofbabylon.com/135/Community-Development. The draft will also be available for review and copying upon request at the Department of Community Development at 631-957-3051, between the hours of 10 a.m. and 3 p.m., Monday through Friday from September 12, 2025 until September 26, 2024.

The Town will not submit the final version of this document to HUD until after the comment period has expired on September 26, 2025. All written comments received by 3 p.m. on or before that date will be responded to and will be appended to the final report to be submitted to HUD.

Additional information about this report may be obtained by writing to: Town of Babylon Department of Community Development, 200 East Sunrise Highway, Lindenhurst, New York 11757 or by e-mailing the Department of Community Development at cdpinfo@townofbabylon.com.

Newsday Affidavit of Publication:

Public notice will be added to final version of CAPER document

PUBLIC NOTICE

This Public Notice appeared in Noticia on September 12, 2025

Noticia Affidavit of Publication

TABLE OF HUD FORMS
2023 CDBG Financial Summary Report (1 OF 3)

CDBG-CV PR26 FINANCIAL SUMMARY (1 OF 3)

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Cdbg-cv 2

CDBG Summary of Accomplishments
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CDBG Summary of Accomplishments

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HOME Disbursements and Unit Completions

HOME Match

Annual Performance Report HOME Program 1 of 2

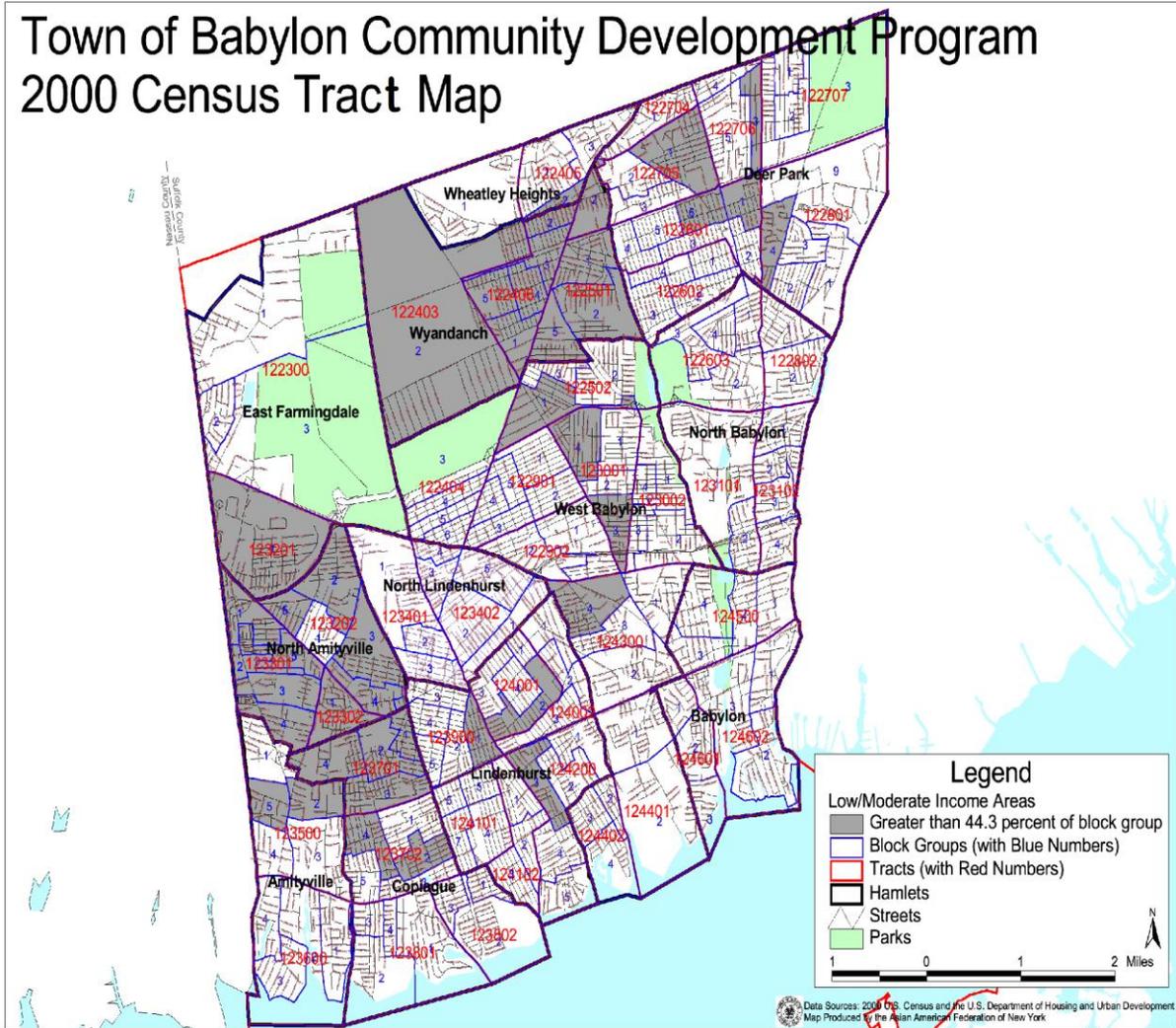
Annual Performance Report HOME Program

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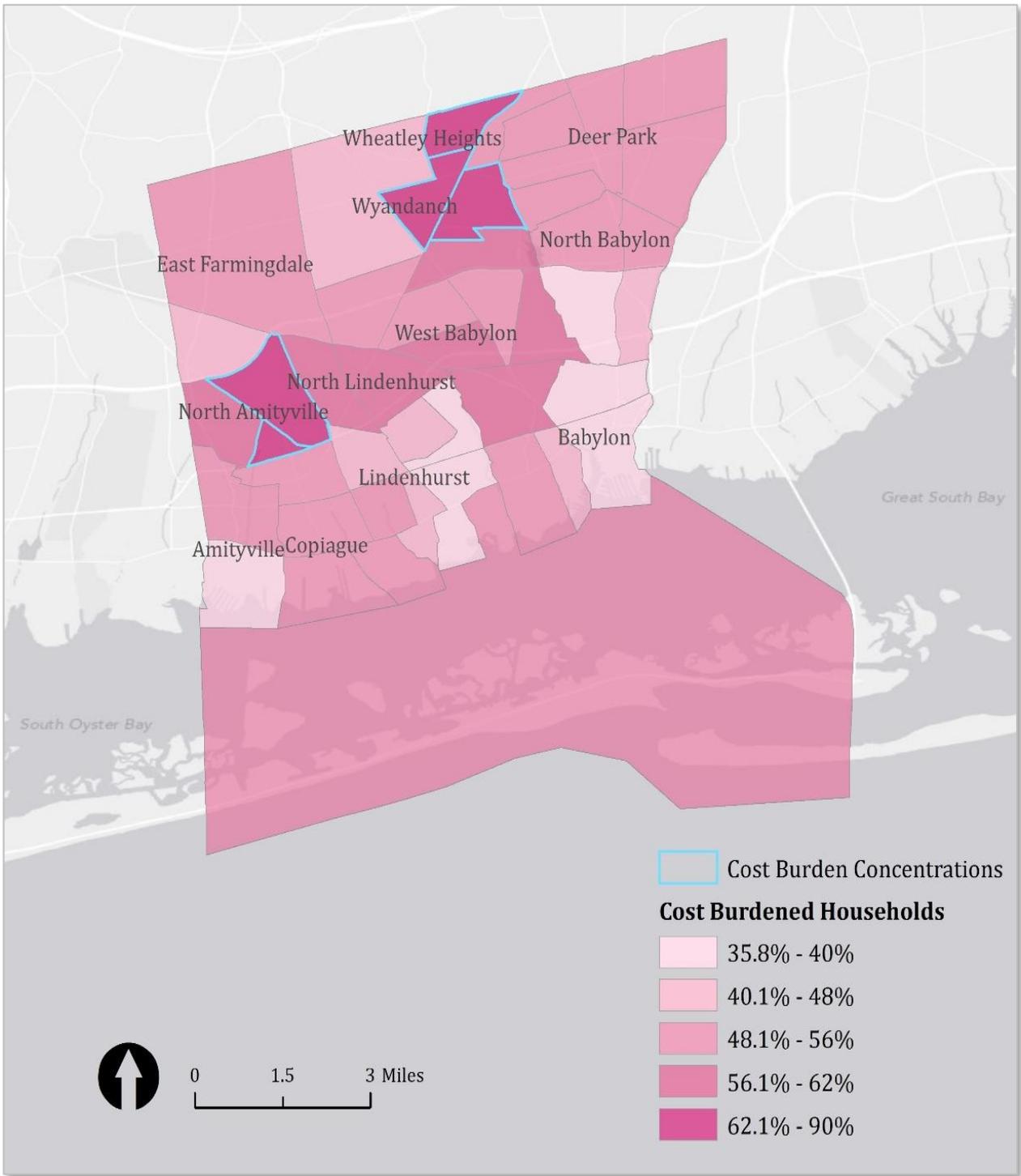
MAPS

Town of Babylon Census Map

Town of Babylon Community Development Program
2000 Census Tract Map

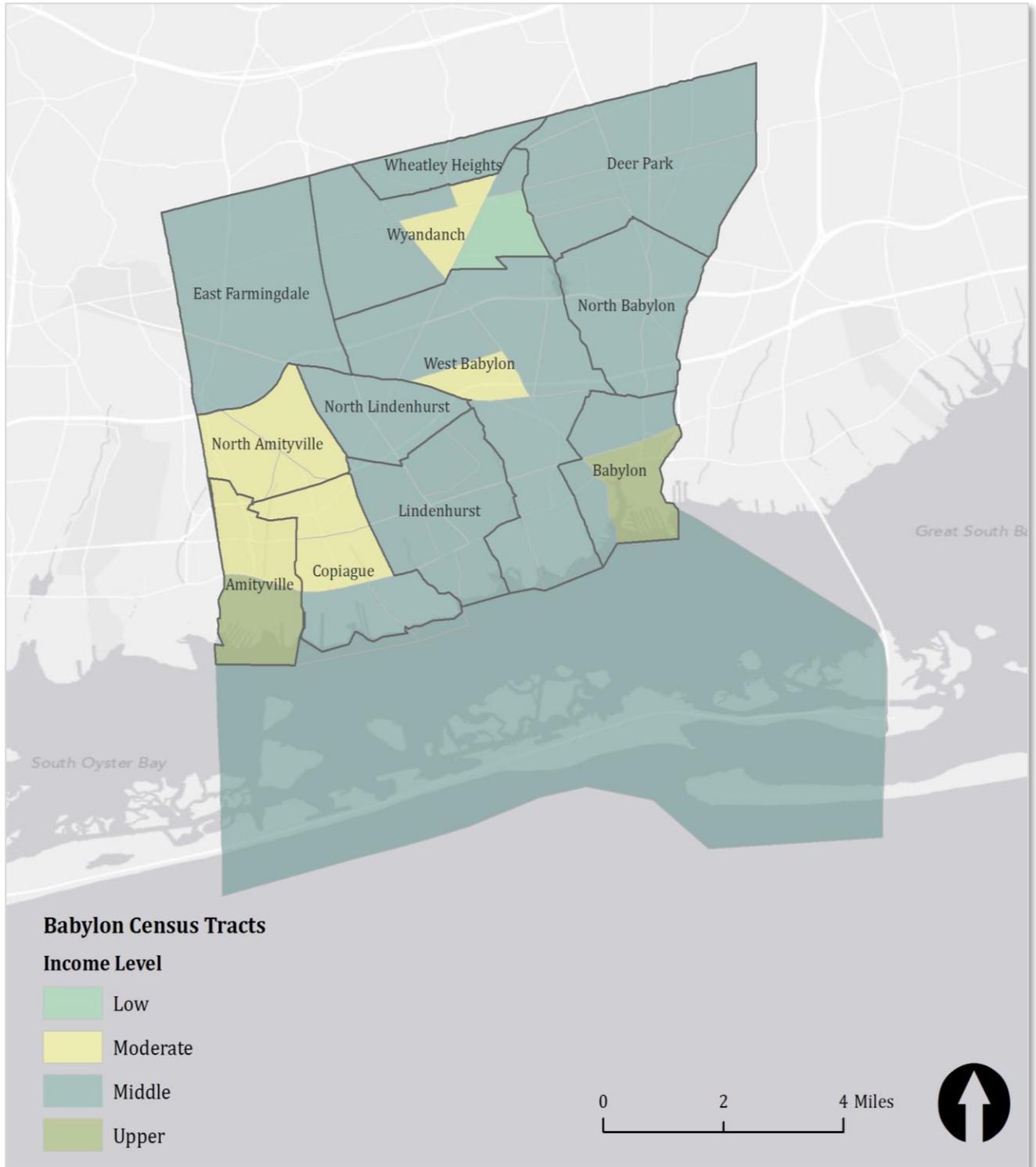


Percentage of Black African American Population in the Town of Babylon

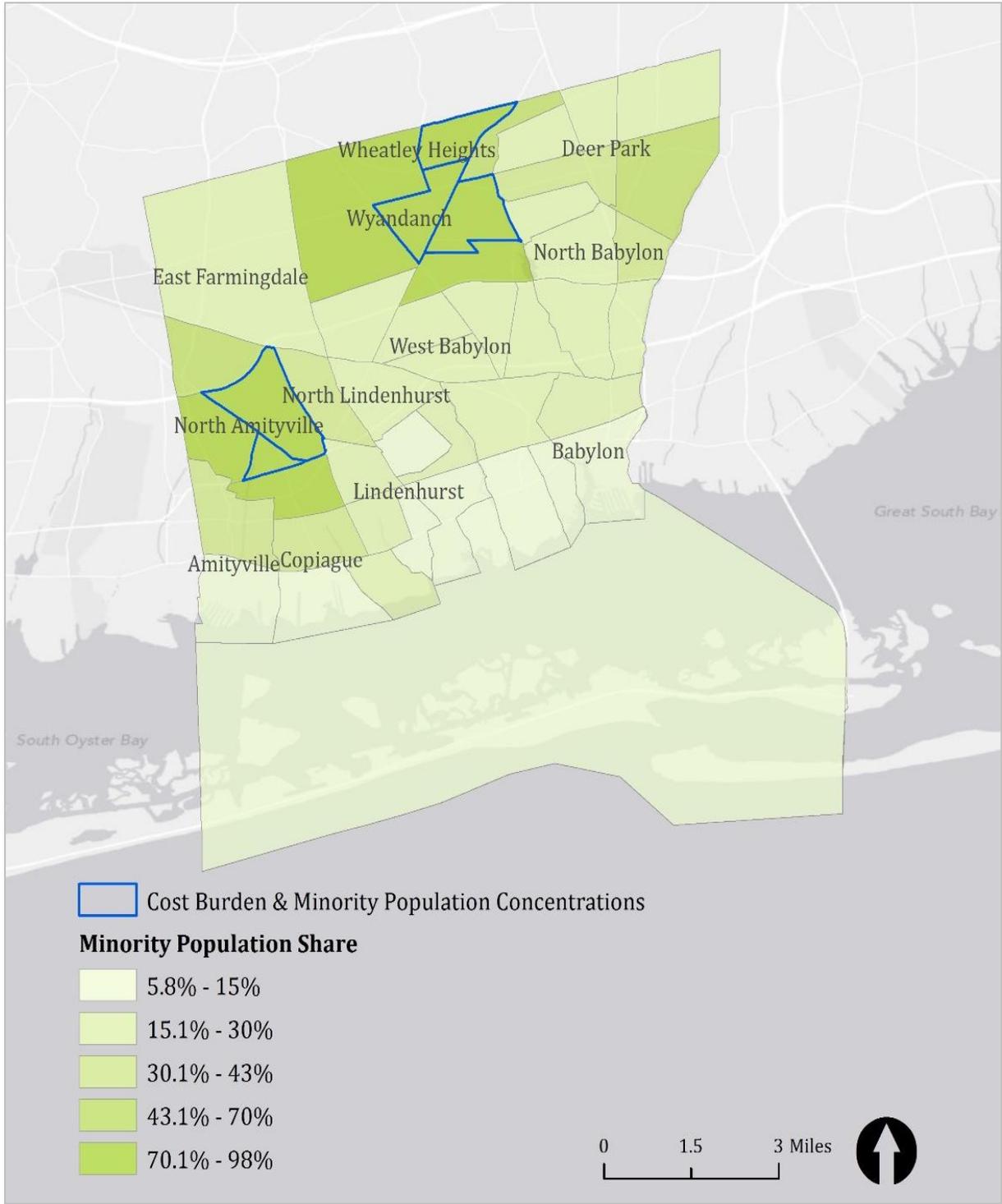


Data Source: HUD CPD Map data

Map: Income Level by Census Tract in Town of Babylon, 2013



Data Source: Federal Financial Institutions Examination Council Summary Demographic Info, 2013



Map: Minority Population Share by Census Tract in Town of Babylon, 2013
Data Source: HUD CPD map data, FFIEC Summary Demographic Information, 2013

