

**CDBG**  
**DRAFT**  
**Annual**  
**Action Plan**

**2013**



**Prepared by:**  
**Community Development Program**  
47 West Main Street, Babylon, NY 11702-3410

**Town of Babylon**  
**Supervisor, Richard Schaffer**

**FISCAL YEAR 2013  
ANNUAL HOUSING AND COMMUNITY DEVELOPMENT PLAN (HCD)  
AN UPDATE TO THE FIVE YEAR CONSOLIDATED PLAN (2010-2014)  
DUNS NO. [REDACTED]**

**THE DRAFT FISCAL YEAR 2013 ANNUAL ACTION PLAN**

The HCD Plan is the annual update to the Five Year Consolidated Plan (2010-2014) and is to be approved by the US Department of Housing and Urban Development. This plan represents a collaborative effort of Town government in consultation with public and private agencies and local citizens to plan for meeting housing and community needs in the Town of Babylon (TOB). In addition, it addresses the allocation of funds available from the Community Development Block Grant (CDBG) Program, and the HOME Investment Partnership (HOME) Program. These programs provide primary benefit to low and moderate-income persons, but also serve to eliminate blighting conditions throughout the Town. This plan discusses the proposed allocation of CDBG, and HOME funds available to the Town for Fiscal Year 2013.

The Fiscal Year 2013 Annual Action Plan will be offered for final approval to the Town of Babylon Town Board on November 15, 2012, subject to the 30-day comment period which will end on November 9, 2012. The Fiscal Year 2013 Annual Action Plan will be submitted to the U.S. Department of Housing and Urban Development on November 16, 2012.

The HCD Plan includes a listing of projects for Fiscal Year 2013 under the CDBG and HOME Programs and discusses the procedures to be utilized for amending the Plan. It also specifically discusses, with respect to the CDBG Program: Benefit to Low and Moderate Income Persons; Program Income; Float Loans; Displacement and Relocation; Section 3 - Use of Local Businesses and Contractors; Lead-Based Paint; Reduction of Barriers; Coordinators; Anti-Poverty Strategy; Continuum of Care; Monitoring; and Historic Preservation, and with respect to the HOME Program; Resale Provisions; Tenant-Based Rental Assistance; other forms of Investment; Affirmative Marketing; Refinancing and Opportunities for Minority and Women-Owned Businesses.

**A. FISCAL YEAR 2013 FUNDING INFORMATION-RESOURCE**

**1. Federal Resources**

**Fiscal Year 2013 CDBG Funding**

The Town of Babylon, in cooperation with the Villages of Amityville, Babylon and Lindenhurst, is eligible for continued CDBG funding in Fiscal Year 2013. The Town anticipates it will receive \$914,596.00 from HUD and estimates it will receive approximately \$80,000.00 in program income from repayment of past investments for a total of \$994,596.00.

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## **Fiscal Year 2012 HOME Funding**

The Town of Babylon anticipates it will receive an allocation of \$324,836.00 and estimates it will receive approximately \$20,000.00 in program income from repayment of past investments for a total of \$344,836.00 for Fiscal Year 2013.

### **2. Other Resources**

The Nassau/Suffolk Coalition for the Homeless, through its Continuum of Care approach, has been instrumental in helping agencies who provide services to the homeless residents of the Town of Babylon and apply for the Super NOFA (Notice of Funding Availability) Continuum of Care Shelter Plus Care grant. All of the agencies provide various support and housing services to the homeless in the Town of Babylon.

For 2013, the Town of Babylon anticipates providing similar services as in the past, and working with other housing providers, such as the Section 8 Program (programs administered by both the Town of Babylon and Community Development Corporation of Long Island, Inc.), Town of Babylon Family Self Sufficiency Program, Wyandanch Community Builders and the NYS Affordable Housing Corporation. The Town will also continue to work with other programs that provide housing support and assistance. These include Rebuilding Together, the DOE/NYS Weatherization Program administered by Community Development Corporation of Long Island, Inc., Suffolk County Department of Social Service Housing Support Programs, and special populations receiving housing support through New York State and Suffolk County. As in the past, the Town will work with agencies which receive HUD HOPWA funds to provide housing services for HIV/AIDS clients.

### **3. Matching Requirements for Home Program**

The Town of Babylon receives parcels of surplus land from Suffolk County for the Town's Affordable Housing Program. In addition, the Town of Babylon has received a grant from the New York State Affordable Housing Agency for the HOME Improvement Program.

## **B. HCD PLAN GOALS**

### **Annual Objectives for FY 2012 Program**

**Goal 1:** To stabilize and increase housing opportunities for low and moderate income households, homeless individuals and families, persons at risk of becoming homeless and non-homeless persons with special needs.

**Goal 2:** To improve the safety and livability of neighborhoods for principally low and

moderate-income persons.

**Goal 3:** To support employment opportunities for low and moderate-income persons, small businesses, and community revitalization activities by creating and/or retaining jobs and assisting small businesses.

### **Affordable Housing Activities**

Affordable housing activities may include acquisition of real property, disposition of real property acquired with CDBG funds, residential rehabilitation, clearance and demolition, removal of architectural barriers and handicapped accessibility. Clearance and demolition will be performed, if needed, to seriously deteriorated buildings in order to improve the neighborhood's livability or to provide lots for new infill construction. Funds from this activity will be used to increase investment and the availability of affordable, safe, and sanitary housing in the low-mod areas in the Town.

### **Clearance, and Demolition – (Elimination of slum and blight)**

The Town of Babylon will continue to undertake activities that reduce slum and blight conditions within the Town. This will be done through programs such as acquisition, clearance and demolition, neighborhood clean up, façade improvements, code enforcement, and improvements to public facilities.

### **Economic Development Activities**

Economic development may include job creation and job retention, where at least 51% of the jobs computed on a full time basis, involve the employment of low and moderate-income persons, assistance to for-profit businesses, assistance to a microenterprise, and construction or rehabilitation of commercial or industrial property. This program is designed to assist individuals to become self sufficient through education, and job placement. This program will address the identified needs of local residents who are unemployed or underemployed by providing them with the skills they need to be successful employees and to increase their marketability to potential employers. The program will also assist in permanent job placement, and include opportunities for child care assistance to single parents with low to moderate income who are engaging in work and/or education.

### **Public Services Activities**

Public services activities include but are not limited to health, transportation, crime awareness, substance abuse prevention, employment training, youth services, literacy training, child care services, fair housing services, housing counseling, services for immigrants, elderly and frail elderly, persons with disabilities, homeless families and at-risk children and youth, victims of domestic violence, and substance abuse.

### **Public Facilities and Infrastructure Activities**

Public facilities infrastructure includes, but are not limited to storm water improvements; reconstruction of streets, sidewalks and parking areas, and improvements in street lighting as a crime deterrent; rehabilitation of community centers and other buildings used to provide services to the public; accessibility improvements that remove architectural barriers to public facilities such as streets, playgrounds, public buildings, park improvements, etc.

The town will look at creating job training centers in the low/mod areas within the Town. These centers will provide employment and job training opportunities, and provide an area wide benefit. The buildings will be barrier free and meet ADA requirements. The Town will use these funds to make needed improvements in infrastructure in the various low/ mod areas within the Town.

**Section 108 Loan Repayment**

The Town of Babylon anticipates making payments for two Section 108 Loan Activities. Anticipated total annual payment for the two projects is \$292,298.75.

**Crime Awareness and Prevention**

The Town will work with neighborhood associations in target communities to develop crime awareness and prevention programs.

It is anticipated that the town will receive the same allocation as FY 2012, for a combined total of \$793,730.45 available for projects (grant amounts exclusive of planning, administrative and loan repayments costs) under the proposed CDBG, and HOME Programs. These funds will meet Housing and Non-Housing Goals set in the Five Year HCD Plan as delineated below:

**Housing Goals**

- Affordable Homeownership Options.....16%
- Rehabilitation of Existing Housing Stock.....25%
- Rental Assistance for low income families..... 6%
- Homeless Assistance..... 1%

**Non-Housing Goals**

- Eliminate flooding, drainage problems and substandard public street conditions, especially in areas where such conditions have an adverse effect on housing or pedestrian safety.....0%
- Provide a safe water supply in areas where contaminated private wells have been identified.....0%
- Eliminate/ prevent blighting conditions..... 1%
- Provide improved and additional facilities and operating expenses for public-and-private-service organizations and programs serving the elderly, the handicapped and lower-income persons, economic development and increased business opportunities.....26%
- Upgrade and general revitalization of older commercial areas.....25%
- Stimulate economic development and increased business opportunities .....(included under Public Service programs)
- Improve the quality of life through assistance for recreational, Historical, and beautification activities.....0%
- Improve access to public buildings for handicapped individuals.....0%

The following pages detail activities the Town of Babylon will undertake in the next year to address priority needs identified in the HCD Plan. Within the project descriptions is information on locations of projects, federal funding sources and program income dedicated to each project. In accordance with new HUD regulations published in the March 13, 2006 Federal Register, and the Memorandum by HUD Assistant Secretary, Pamela Patenaude, dated May 14, 2006, the Town of Babylon has also included information regarding how the projects will meet specific objectives and outcomes.

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**U. S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

Project ID Local ID	Project Title / Priority Objective / Description	HUD Matrix Code / Title Regulation Citation / Accomplishments	Funding Sources	
<b>0001</b>	<b>Home Improvement Program</b>	14A - Rehab: Single Unit Residential	CDBG:	\$17,006.98
113002 & 213002	<b>Housing</b>	570.202	HOME:	\$100,000.00
	Funded through CDBG(113002) and HOME(213002) for rehabilitation assistance to low and moderate income homeowners on a town wide basis. Houses are rehabilitated to HQS and Local Town Codes.	10 - Housing Units <b>(4)</b>	<b>TOTAL:</b>	<b>\$117,006.98</b>
			Other Funding	
			Program Income:	\$82,000.00
			<b>Total Other Funding:</b>	<b>\$82,000.00</b>
			<b>Grand Total:</b>	<b>\$199,006.98</b>
Help the Homeless?	NO		Start Date:	01/01/13
Help those with HIV or Aids?	NO		Completion Date:	12/31/16
Eligibility:	92.205 / 570.208(a)(3) - Low/Mod Housing			
Subrecipient:	Local Government			
Location(s):	Community Wide			
Performance Measurements				
Objective:	Decent Housing (2)			
Outcome:	Availability/Accessibility (1)			

**U. S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

Project ID Local ID	Project Title / Priority Objective / Description	HUD Matrix Code / Title Regulation Citation / Accomplishments	Funding Sources	
<b>0002</b> 113018	<b>Section 108 Loan Repayment</b>	19F - Planned Repayment of Section 108 Loan	CDBG:	\$292,298.75
	<b>Public Facilities</b>	N/A	HOME:	\$0.00
	Repayment of Section 108 Loan.	N/A	<b>TOTAL:</b>	<b>\$292,298.75</b>
	Advances for construction of the North Amityville Youth Center recreational facility and Geiger Park Improvements		Other Funding	
			Program Income:	\$0.00
		<b>Total Other Funding:</b>	<b>\$0.00</b>	
		<b>Grand Total:</b>	<b>\$292,298.75</b>	

Help the Homeless? NO  
 Help those with HIV or Aids? NO

Start Date: 01/01/13  
 Completion Date: 12/31/14

Eligibility: 570.208(a)(1) - Low/Mod Area  
 Subrecipient: Local Government  
 Location(s): 48 Cedar Street, Amityville CT/BG  
 Geiger Park, Wyandanch

Performance Measurements  
 Objective: Suitable Living Environment (1)  
 Outcome: Sustainability (3)

**U. S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

Project ID Local ID	Project Title / Priority Objective / Description	HUD Matrix Code / Title Regulation Citation / Accomplishments	Funding Sources
<b>0003</b>	<b>CHDO Reserve Projects</b>	14A - Rehab: Single Unit Residential	CDBG: \$0.00
213051 & 213052	<b>Housing</b>	570.202	HOME: \$48,725.40
	Provision for cost of acquisition, rehabilitation or construction of homes to be sponsored by local non-profit organizations. Homes to be used for affordable rentals to income eligible tenants or sale to income eligible homebuyers.	10 - Housing Units <b>(1)</b>	<b>TOTAL: \$48,725.40</b>
			Other Funding Program Income: \$0.00 <b>Total Other Funding: \$0.00</b>
			<b>Grand Total: \$48,725.40</b>
Help the Homeless?	NO		Start Date: 01/01/13
Help those with HIV or Aids?	NO		Completion Date: 12/31/16
Eligibility:	92.205 / 570.208(a)(3) - Low/Mod Housing		
Subrecipient:	CHDO - 24CFR 92.2		
Location(s):	Amityville / Wyandanch		
Performance Measurements			
Objective:	Decent Housing (2)		
Outcome:	Affordability (2)		

**U. S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

Project ID Local ID	Project Title / Priority Objective / Description	HUD Matrix Code / Title Regulation Citation / Accomplishments	Funding Sources
<b>0006</b>	<b>Village of Amityville</b>	03K - Street Improvement	CDBG: \$35,257.68
113050	<b>Infrastructure Improvements</b>	570.201©	HOME: \$0.00
	Continuation of infrastructure improvements to various low/mod areas in Amityville	01-People	<b>TOTAL: \$35,257.68</b>
	Work to include but is not limited to street scape improvements, installation of street lights, sidewalks, signs, roads, sewers and water mains.		Other Funding Program Income: \$0.00
			<b>Total Other Funding: \$0.00</b>
			<b>Grand Total: \$35,257.68</b>
Help the Homeless?	NO		Start Date: 01/01/13
Help those with HIV or Aids?	NO		Completion Date: 12/31/16
Eligibility:	570.208(a)(1) - Low/Mod Area		
Subrecipient:	Village of Amityville		
Location(s):	Amityville		
Performance Measurements			
Objective:	Suitable Living Environment (1)		
Outcome:	Sustainability (3)		

**U. S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

Project ID Local ID	Project Title / Priority Objective / Description	HUD Matrix Code / Title Regulation Citation / Accomplishments	Funding Sources	
<b>0006</b>	<b>Village Of Babylon</b>	03K - Street Improvement	CDBG:	\$38,458.76
113105	<b>Infrastructure Improvements</b>	570.201©	HOME:	\$0.00
	Continuation of handicap improvements	01-People (1834)	<b>TOTAL:</b>	<b>\$38,458.76</b>
	Street Improvement project to include but not limited to curb cuts and ramps		Other Funding	
			Program Income:	\$0.00
			<b>Total Other Funding:</b>	<b>\$0.00</b>
			<b>Grand Total:</b>	<b>\$38,458.76</b>
Help the Homeless?	NO		Start Date:	01/01/13
Help those with HIV or Aids?	NO		Completion Date:	12/31/16
Eligibility:	570.208(a)(2) - Low/Mod Limited Clientele			
Subrecipient:	Village of Babylon			
Location(s):	Babylon			
Performance Measurements				
Objective:	Suitable Living Environment (1)			
Outcome:	Sustainability (3)			

**U. S. Department of Housing & Urban Development  
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Listing of Proposed Projects**

Project ID Local ID	Project Title / Priority Objective / Description	HUD Matrix Code / Title Regulation Citation / Accomplishments	Funding Sources	
<b>0007</b>	<b>VOL Rainbow Senior Center</b>	03A - Senior Center	CDBG:	\$93,654.63
113153	<b>Facility Improvements</b>	570.201©	HOME:	\$0.00
	Continuation of improvements to Senior Center work to include but not limited to bathroom, kitchen, flooring improvements.	11-Public Facilities (1)	<b>TOTAL:</b>	<b>\$93,654.63</b>
			Other Funding	
			Program Income:	\$0.00
			<b>Total Other Funding:</b>	<b>\$0.00</b>
			<b>Grand Total:</b>	<b>\$93,654.63</b>
Help the Homeless?	NO		Start Date:	01/01/13
Help those with HIV or Aids?	NO		Completion Date:	12/31/16
Eligibility:	570.208(a)(2) - Low/Mod limited clientele			
Subrecipient:	Village of Lindenhurst			
Location(s):	Lindenhurst			
Performance Measurements				
Objective:	Suitable Living Environment (1)			
Outcome:	Sustainability (3)			

**U. S. Department of Housing & Urban Development  
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Listing of Proposed Projects**

Project ID Local ID	Project Title / Priority Objective / Description	HUD Matrix Code / Title Regulation Citation / Accomplishments	Funding Sources	
<b>0008</b> 113459	<b>Shelter Improvements</b> <b>Housing</b> Rehabilitation of homeless shelters to bring the facilities up to HQS and local town code.	03C - Homeless Facilities  (Not Operating Costs)  570.201©  11 - Public Facilities (1)	CDBG: HOME: <b>TOTAL:</b>	\$10,000.00 \$0.00 <b>\$10,000.00</b>
			Other Funding Program Income: <b>Total Other Funding:</b>	\$0.00 <b>\$0.00</b>
			<b>Grand Total:</b>	<b>\$10,000.00</b>

Help the Homeless? NO  
Help those with HIV or Aids? NO

Start Date: 01/01/13  
Completion Date: 12/31/16

Eligibility: 570.208(a)(2) Low/Mod Limited Clientele  
Subrecipient: Local Government  
Location(s): Wyandanch

Performance Measurements  
Objective: Decent Housing (2)  
Outcome: Availability/Accessibility (1)

**U. S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

Project ID Local ID	Project Title / Priority Objective / Description	HUD Matrix Code / Title Regulation Citation / Accomplishments	Funding Sources	
<b>0010</b>	<b>TOB Clearance and Demolition</b>	04 Clearance and Demolition	CDBG:	\$10,000.00
113461	<b>Housing</b>	570.201(d)	HOME:	\$0.00
	Clearance or Demolition of physically decayed, unsafe structures causing blight in low/mod areas.	10-Housing Units (1)	<b>TOTAL:</b>	<b>\$10,000.00</b>
			Other Funding	
			Program Income:	\$0.00
			<b>Total Other Funding:</b>	<b>\$0.00</b>
			<b>Grand Total:</b>	<b>\$10,000.00</b>

Help the Homeless? NO  
 Help those with HIV or Aids? NO

Start Date: 01/01/13  
 Completion Date: 12/31/16

Eligibility: 570.208(a)(1) - Low/Mod Area  
 Subrecipient: Local Government  
 Location(s): Amityville / Wyandanch

Performance Measurements  
 Objective: Suitable Living Environment (1)  
 Outcome: Sustainability (3)

**U. S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

Project ID Local ID	Project Title / Priority Objective / Description	HUD Matrix Code / Title Regulation Citation / Accomplishments	Funding Sources	
<b>0010</b>	<b>TOB Infrastructure Improvements</b>	03K - Street Improvements	CDBG:	\$125,000.00
113462	<b>Infrastructure Improvements</b>	570.201©	HOME:	\$0.00
	Continuation of infrastructure improvements to various low/mod areas in the Town of Babylon. Work to include but is not limited to street scape improvements, installation of street lights, sidewalks, signs, roads, sewers and water mains.	01 - People	<b>TOTAL:</b>	<b>\$125,000.00</b>
			Other Funding	
			Program Income:	\$0.00
			<b>Total Other Funding:</b>	<b>\$0.00</b>
			<b>Grand Total:</b>	<b>\$125,000.00</b>
Help the Homeless?	NO		Start Date: 01/01/13	
Help those with HIV or Aids?	NO		Completion Date: 12/31/16	
Eligibility:	570.208(a)(1) - Low/Mod Area			
Subrecipient:	Local Government			
Location(s):	Community Wide			
Performance Measurements				
Objective:	Suitable Living Environment (1)			
Outcome:	Sustainability (3)			

**U. S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

<b>Project ID Local ID</b>	<b>Project Title / Priority Objective / Description</b>	<b>HUD Matrix Code / Title Regulation Citation / Accomplishments</b>	<b>Funding Sources</b>	
<b>0012</b> 113801	<b>Down Payment Assistance Program Housing</b> Provide a grant of up to \$14,000.00 for down payment assistance to low/mod income eligible households to increase homeownership opportunities throughout the Town of Babylon.	13 - Direct Homeownership Assistance 570.201(n) 04- Households (8)	CDBG:	\$0.00
			HOME:	\$123,627.00
			ADDI:	
			<b>TOTAL:</b>	<b>\$123,627.00</b>
			Other Funding	
			Program Income:	\$0.00
			<b>Total Other Funding:</b>	<b>\$0.00</b>
			<b>Grand Total:</b>	<b>\$123,627.00</b>

Help the Homeless? NO  
Help those with HIV or Aids? NO

Start Date: 01/01/13  
Completion Date: 12/31/16

Eligibility: 92.205 / 570.208(a)(3) - Low/Mod Housing  
Subrecipient: Local Government  
Location(s): Community Wide

Performance Measurements  
Objective: Decent Housing (2)  
Outcome: Affordability (2)

**U. S. Department of Housing & Urban Development  
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Project ID Local ID	Project Title / Priority Objective / Description	HUD Matrix Code / Title Regulation Citation / Accomplishments	Funding Sources	
<b>0013</b> 113901	<b>CDBG Administration Planning &amp; Administration</b> Costs of overall program management, coordination, monitoring, and evaluation. Costs include but are not limited to salaries, benefits, equipment and related costs for goods or services needed for administration of the program.	21A - General Program Administration 570.206 09 - Organizations (1)	CDBG: HOME: <b>TOTAL:</b>	\$182,919.20 \$0.00 <b>\$182,919.20</b>
			Other Funding Program Income: <b>Total Other Funding:</b>	 \$16,000.00 <b>\$16,000.00</b>
			<b>Grand Total:</b>	<b>\$198,919.20</b>
Help the Homeless?	NO		Start Date: 01/01/13	
Help those with HIV or Aids?	NO		Completion Date: 12/31/16	
Eligibility:	N/A			
Subrecipient:	Local Government			
Location(s):	Town of Babylon			
Performance Measurements				
Objective:	N/A			
Outcome:	N/A			

**U. S. Department of Housing & Urban Development  
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Listing of Proposed Projects**

Project ID Local ID	Project Title / Priority Objective / Description	HUD Matrix Code / Title Regulation Citation / Accomplishments	Funding Sources	
<b>0014</b> 213901	<b>HOME Administration Planning &amp; Administration</b> Costs of overall program management, coordination, monitoring, and evaluation. Costs include but are not limited to salaries, benefits, equipment and related costs for goods or services needed for administration of the program.	21H - Funding of Admin/Planning Costs of PJ (subject to 10% cap)	CDBG:	\$0.00
		N/A	HOME:	\$32,483.60
		09 - Organizations (1)	<b>TOTAL:</b>	<b>\$32,483.60</b>
			Other Funding	
			Program Income:	\$2,000.00
		<b>Total Other Funding:</b>	<b>\$2,000.00</b>	
		<b>Grand Total:</b>	<b>\$34,483.60</b>	

Help the Homeless? NO  
Help those with HIV or Aids? NO

Start Date: 01/01/13  
Completion Date: 12/31/16

Eligibility: 92.205  
Subrecipient: Local Government  
Location(s): Town of Babylon

Performance Measurements  
Objective: N/A  
Outcome: N/A

**U. S. Department of Housing & Urban Development  
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Listing of Proposed Projects**

Project ID Local ID	Project Title / Priority Objective / Description	HUD Matrix Code / Title Regulation Citation / Accomplishments	Funding Sources	
<b>0015</b> 213951 & 213952	<b>CHDO Operating Housing</b> Expenses incurred for operating costs associated with a CHDO carrying out its activities.	21I - Funding of CHDO Operating Expenses (subject to 5% cap) N/A 09 - Organizations (2)	CDBG: HOME: <b>TOTAL:</b>	\$0.00 \$20,000.00 <b>\$20,000.00</b>
			Other Funding Program Income: <b>Total Other Funding:</b>	\$0.00 <b>\$0.00</b>
			<b>Grand Total:</b>	<b>\$20,000.00</b>
Help the Homeless? Help those with HIV or Aids?	NO NO		Start Date: 01/01/13 Completion Date: 12/31/16	
Eligibility: Subrecipient: Location(s):	92.205 CHDO - 24CFR 92.2 Amityville / Wyandanch			
Performance Measurements Objective: Outcome:	N/A N/A			

**U. S. Department of Housing & Urban Development  
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Listing of Proposed Projects**

Project ID Local ID	Project Title / Priority Objective / Description	HUD Matrix Code / Title Regulation Citation / Accomplishments	Funding Sources	
<b>0016</b> 113---/113---	<b>Public Service Projects</b> <b>Public Service</b> CDBG-assisted programs sponsored by approximately 15 local not-for-profit organizations to provide specialized services to low/mod income individuals and families in the Town of Babylon communities.	05 - Public Services (General) 570.201(e) 01 - People	CDBG:	\$110,000.00
			HOME:	\$0.00
			<b>TOTAL:</b>	<b>\$110,000.00</b>
			Other Funding	
			Program Income:	\$0.00
			<b>Total Other Funding:</b>	<b>\$0.00</b>
			<b>Grand Total:</b>	<b>\$110,000.00</b>

Help the Homeless? NO  
Help those with HIV or Aids? NO

Start Date: 01/01/13  
Completion Date: 12/31/16

Eligibility: 570.208(a)(2) Low/Mod limited clientele  
Subrecipient: Subrecipient Public 24CFR 570.500©  
Location(s): Community Wide

**Performance Measurements**

Objective: Suitable Living Environment(1)  
Outcome: Availability/Accessibility(1)

Grand Total for CDBG:	\$914,596.00
Grand Total for HOME:	\$324,836.00
Grand Total for ADDI:	\$0.00
Grand Total for Program Income:	\$100,000.00
<b>Total:</b>	<b>\$1,339,432.00</b>

## **C. REQUIRED HCD PLAN NARRATIVES**

### **1. Geographic Distribution**

There are 8 hamlets within the Town of Babylon (excluding the barrier beaches) area of the Town, and three Villages, Amityville, Babylon and Lindenhurst. The 2000 Census shows that 58.3% of families in the Town of Babylon have incomes below the median average for Nassau and Suffolk counties. Also, 1,121 homes in the Town of Babylon are lacking either complete plumbing and kitchen facilities or telephone service. North Amityville and Wyandanch contain 2 of the lowest census tracts in the County. The Suffolk County Planning Department ranked Wyandanch as the most economically distressed community on Long Island. More than a third of the families living in the Town have incomes below 80 percent of the median family income for the Nassau-Suffolk region. These families are the target population for the CDBG and HOME Programs. These communities also contain approximately 80 percent of the minority population.

The low and moderate income population of the Town of Babylon is distributed in such a manner that it is necessary to use a two fold approach in order to successfully meet the needs of all segments of the populations. First, the Town supports a number of programs which provide benefits on a town-wide basis. These include the Home Improvement Program and the Town-Wide Down Payment Assistance Program which includes funds from the American Dream Down-payment Initiative, as well as a varied list of public service activities. Secondly, the Town places an emphasis on providing programs specifically to the low income community of North Amityville and Wyandanch with the understanding that it is important to concentrate sufficient federal funds in these areas in order to make progressive improvement possible.

Geographic distribution of CDBG and HOME projects in the Five Year Consolidated Plan (2010-2014) and FY2013 Annual Action Plan (including repayment of Section 108 loan guarantees) follows the above strategy by concentrating a majority of project activities in North Amityville and Wyandanch and setting aside a significant amount for town-wide programs assisting low income persons, families, and the handicapped. The Villages of Amityville, Babylon and Lindenhurst have 18 percent of the funds set aside for their projects.

### **2. Homelessness and Other Special Needs Activities**

The Town of Babylon has fully incorporated the "Continuum of Care" philosophy with respect to our planned activities, which provide assistance to homeless persons and those in danger of becoming homeless. This includes assistance to emergency shelter programs, transitional housing with associated services and development of permanent rental housing for formerly homeless individuals and families. Programs serving homeless needs have been funded through both the CDBG and HOME Programs. The CDBG Program has funded the rehabilitation of shelters and transitional sites, public service funding for self-sufficiency programs, foster care prevention and educational assistance to shelter residents, etc. HOME activity has included the acquisition and rehabilitation of affordable rental housing by local (CHDOs) and other non-profit housing providers. In addition, the Town will continue to

provide assistance to other housing and service providers who have or will receive funding from other state and federal programs.

**a. Emergency Shelter and Transitional Housing Needs of Homeless Individuals And Families**

The Town will continue to support emergency shelter and transitional needs of homeless individuals and families. Programs in the past have been operated by Resurrection House, Inc. in Wheatley Heights and Wyandanch Homes and Property Development Corp. in Wyandanch. Programs include supportive services to families, including case management advocacy and the ongoing educational program for both parents and children and programs to enable residents achieve self-sufficiency. The Town will continue to assist organizations that help the needs of homeless individuals and families.

**b. Helping Homeless Persons Make the Transition to Permanent Housing and Independent Living**

In addition to the Project Self-Sufficiency Program operated by WHPDC, the Town also supports the Town of Babylon Housing Assistance Agency's Family Self Sufficiency Program (FSS), which formerly was funded through the CDBG Public Service Program, but now receives direct HUD housing assistance funding to assist the participants toward their goal of home ownership. The program helps these families save the necessary funds for a down payment, as well as provides them with counseling and support. The Town will continue to support programs that help homeless persons make transition into permanent housing.

**c. Preventing Low-income Individuals and Families with Children (especially those below 30% of Median Family Income) From Becoming Homeless**

The Town, through the Housing Assistance Agency, will continue to apply for additional Section 8 housing support in order to be able to serve more of the extensive waiting list. In the absence of additional housing choice vouchers, the Town will strive to assist the greatest number of extremely low-income individuals and families with children through the existing Section 8 Program inventory housing. There is one Section 8 Site Specific Project within the Town: Holiday Square (120 units' elderly) this is an enhanced voucher program. This facility includes some market rate tenants as well as those subsidized through the Section 8 Program. The Town's Community Housing Development Organizations, Wyandanch Community Development Corporation and North Amityville Housing Rehabilitation Association, provide rental housing to Section 8 clients. In FY 2013, the Town will continue to support programs that prevent low income individuals and families with children from becoming homeless.

**d. Special Needs of Persons Who Are Not Homeless**

The Town will continue to seek out agencies who work with special needs clients.

**e. Tenant-Based Rental Assistance**

The Town does not anticipate having tenant-based rental assistance under the HOME Program at this time.

### **3. Other Actions**

#### **a. Under-Served Needs**

The Town will provide assistance to organizations/agencies seeking to take advantage of anticipated State funding for the creation of new housing opportunities for the developmentally disabled and those with other handicaps. This assistance will include the potential for gap funding under the HOME program and help in the area of affirmative marketing of the units/beds developed to ensure that those traditionally least likely to be served are reached.

The Town will strive to improve coordination of reporting and development of housing and service programs with existing providers, through networking and cultivating relationships with various agencies such as Nassau-Suffolk Coalition for the Homeless, Town and County Anti-Bias Task Forces, etc. The Town will pursue additional housing development projects with those who wish to serve lower income seniors and renters.

#### **b. Anti-poverty Strategy**

The Town has targeted its economic development assistance to North Amityville and Wyandanch. These two communities are the most economically challenged census tracts in Suffolk County (2000 Census).

#### **Wyandanch**

Wyandanch is a 4.4-square-mile hamlet located in the Town of Babylon, although surrounded by wealthy communities; Wyandanch is an economically distressed community, plagued with brownfields with crime and foreclosure rates higher than regional averages. These factors have a negative effect on the economic, social, environmental, cultural, visual perception and identity of the community, which have translated into poor quality of life and substandard conditions for its residents, who are predominantly African American. Impediments to redeveloping Wyandanch are incompatible land uses in the downtown area, lack of sewers in an area that has high water table, and the presence of several industrial uses in a downtown that is already struggling.

In 2002, the Town of Babylon undertook an extensive community based revitalization effort called *Wyandanch Rising*. The resultant Wyandanch Hamlet Plan, adopted by the Town Board in 2004, identified a community desire to redevelop the downtown Wyandanch area surrounding the train station into a pedestrian-friendly, mixed-use transit-oriented development with new housing, retail and office space in a traditional downtown style, and serves as a guide to future development.

The Town has since pursued and secured over \$24M in funding from county, state, federal

and non-profit agencies to implement the redevelopment vision. This Town has invested in the community to make it ready of redevelopment. This includes spending over \$25M in acquiring blighted properties, committing \$15M in funding for sewer construction, demolishing existing blighted structures, designing and building temporary replacement parking for commuters, constructing access roads for the new development, and redesigning Geiger Park.

Dovetailing the effort to redefine the built environment are efforts to increase home-ownership, retrofit and rehabilitate existing single-family homes with energy-efficient upgrades, and train Wyandanch residents in green job skills to ensure that Wyandanch residents, benefit from the revitalization. The Town opened a Wyandanch Community Resource Center in November 2009, to offer GED-equivalency programs, job training and placement services, credit and housing counseling and small business development counseling. The Town has also committed Housing Trust funds in combination with HUD Neighborhood Stabilization Program funds HOME funds for down payment assistance to enable renters in Wyandanch to purchase homes in the community.

The combination of site assemblage, completed conceptual design, related market, retail and housing analyses, environmental investigation, and a financeable development program ensure the overall success of the Wyandanch Rising. The Town has selected a master developer for Wyandanch Rising Phase 1.

The Town has committed funding to implement the community's vision, but needs additional funding for infrastructure, and site improvements, to transform Wyandanch into one of the most environmentally sustainable communities on Long Island, a fitting goal for a community that was plagued with brownfields at the onset of revitalization. The sewer infrastructure being built by the Town will pave the way for the development of a real downtown; new jobs, new housing and a better environment and will implement the community's vision for the future.

The revitalization hinges on a new Intermodal Transit Facility which would provide new structured parking, assist in coordinating several modes of transit, spur the development of new commercial and office space, stimulate the development of new affordable housing, drive the continued remediation of brownfield sites, and create public and civic space in the downtown. The new Wyandanch Intermodal Transit Facility will serve the community and its residents by providing more travel opportunities, encouraging economic development in the downtown district and by creating an exciting new plaza with a "sense of place" in a community that currently has limited access to public open space.

#### Wyandanch Head Start:

While there are several existing community service institutions in downtown Wyandanch, all of the facilities are undersized, underperforming and lack sufficient space and coordination. These community facilities serve at-risk low-moderate income residents. As part of the revitalization initiative, the Town will maximize coordination between these services and create a community services hub to efficiently meet the needs of the residents of Wyandanch. The Head Start facility is part of the community service hub, and will be in

proximity to the Wyandanch Youth Center. The newly constructed Wyandanch Head Start facility will be designed to meet LEED standards and will be a symbol to children and families in Wyandanch of what the future holds for the community. The proposed Head Start facility is part of the Wyandanch Rising initiative. CDBG funds will be utilized towards construction of the new Head Start facility.

#### Geiger Memorial Park:

Geiger Memorial Park located less than a quarter of a mile from the Wyandanch train station, is underutilized and in a state of disrepair. The current dilapidated and underutilized facilities at the park include basketball, Jr. Baseball, tennis courts, playground, and picnic areas. The Town proposes to make improvements to and redevelop Geiger Memorial Park to become a public amenity and an asset to the community. It is envisioned that redeveloped Geiger Park will include amenities such as a conservatory that will also be a venue to host special events, a variety of themed gardens, pathways and roadways, parking, a carousel within a building, playground, basketball courts, food concession stands, and comfort stations. This project will increase the livability, provide recreational and educational opportunities, and promote ecological awareness, and healthy living, as well as opportunities for economic renewal and growth in a community that is economically distressed.

Among the benefits expected to be achieved through the improvements to the park are:

#### *Ecological and environmental Benefits:*

The Town is currently remediating the Department of Public Works pad site, which is located at Geiger Park. This pad site is being used to store salt and street sweepings. Remediating this site will not only reduce ground water contamination, and improve the quality of water quality of Carll's River; it will also provide an additional six acres of recreational space. This remediation is being paid for by the Town.

#### *Educational Benefits:*

The park will have signage throughout the park with educational pointers and fun facts educating people of the unique ecosystem that Long Island enjoys. Besides signage, the botanical garden will also host classes for K-5 students and for high school students. It will be run by interns and volunteers, and will have three tracks (a) teaching track – for juniors and seniors (b) business track – how to operate and run a landscaping business (c) environmental science track for plant sciences.

#### *Recreational Benefits:*

Parks, open and green space provide opportunities for passive recreation, and augment the quality of life of a place. As mentioned before, a redeveloped Geiger Memorial Park within walking distance from the downtown will increase the recreational opportunities of its residents, thereby immensely benefiting the community. Providing residents' access to a great network of parks, will in the end, increase the overall livability of the area. Remediating the DPW pad site will add six acres for additional recreational opportunities.

#### *Livability Benefits:*

- Improve the quality of life for residents by providing opportunities for recreation, and informal education
- Strengthen the community and create a sense of place
- Bring nature and recreational opportunities into an underserved community that currently lacks open space and recreation areas
- Promote creativity for adults and children by providing a venue for artistic expression music, live performances

CDBG funds and Section 108 Loan Guarantee funds will be used towards construction of the Park.

### **North Amityville**

North Amityville is a hamlet in the Town of Babylon. It covers 2.4 square miles of land and is adjacent to East Farmingdale, North Lindenhurst, Copiague, Amityville, East Massapequa, Massapequa Park and North Massapequa. The hamlet is bounded by Route 110 to the west, Southern State Parkway to the north, New Highway to the east and Sunrise Highway to the south.

North Amityville is one of the fastest growing areas within the Town of Babylon. The hamlet is comprised of eight percent of the Town's total population. In 2000, North Amityville had a population of 16,572 which increased to 17,200 in 2007. North Amityville residents, on average, are younger in comparison to the Town and Suffolk County. In 2000, the United States Census Bureau reported that the population of North Amityville was 68.7 percent African American, 18.7 percent White and 13.5 percent Hispanic or Latino. The median household income was \$45,084 and eight percent of the residents in North Amityville lived at or below the poverty level. In 2007, North Amityville's median household income grew to \$49,294. However, this remained substantially lower than that of the Town (\$69,041) and County (\$77,073). The average household size in North Amityville is 3.28 people, which is larger than both the Town and County and the housing stock is predominately owner-occupied single family homes.

An eight acre Town owned property houses 3 community facilities; the Amityville, Copiague and East Farmingdale (ACE) Center Community Park, United North Amityville Youth Organization, Inc. (UNAYO, Inc.), the North Amityville Senior Center, the Amityville Head Start Program and the Economic Opportunity Council of Suffolk County (EOC). This property is adjacent to US Army Reserve Center (USARC), which has been identified for closure under the Base Realignment and Closure Process. The Town has completed and submitted a draft Legally Binding Agreement (LBA) to the US Department of Housing and Urban Affairs in accordance with the McKinney-Vento Act of 1987. The proposed use for the property is to house homeless veterans and their families, provide supportive services and job training on this 15 acre site. In order to maximize the site it's connect to the adjacent community services hub a new road way network and site improvements are proposed for the site.

Once notorious for violence and drugs, the intersection at Albany Avenue and Great Neck Road in North Amityville began to transform into a vital part of the surrounding community

in the 1980s. With the help of diligent community activists, the Town of Babylon, Suffolk County and Suffolk County Police, the area has rid its reputation as one of Long Island's largest open-air drug markets and reinvigorated with commerce and community services. As part of the initial revitalization efforts, a Rite Aid pharmacy, a Tutor Time daycare, a police substation and a Citibank branch were developed. The northwest lot remains vacant. Today the Rite Aide Pharmacy 12,000 square foot building is vacant as well.

Recognizing that that North Amityville is in need of a comprehensive redevelopment of the intersection of Albany Avenue and Great Neck Road the Town began a revitalization effort in 2010. Through a series of community and stakeholder meetings, a Vision Plan that represents the community's vision and goals for the area outlines the organization, promotion and economic growth of the study area. The community focused on the need to complete the development of that corner and to link the economic development activity of that intersection to the redevelopment of the BRAC site.

The intersection of Great Neck Road and Albany Avenue is a dangerous intersection that as it currently exists cannot support pedestrian activity that will be created by the proposed mixed development. To further the economic and community development goals for North Amityville the Town will seek funding to revitalize the community, which includes the required infrastructure improvements. In July 2012, the Town received \$100,000 under the New York State Multi-Modal 4 Program for road safety and intersection improvements at the intersection of Albany Ave and Great Neck Rd. Construction for this intersection improvement is anticipated to begin summer 2013.

The study area provides an opportunity to increase the amount of commercial and office space within the hamlet. Additionally, the redevelopment of the intersection at Albany Avenue and Great Neck Road can satisfy the need for higher density, mixed-use development through a combination of residential, retail and other amenities and services for community residents. An RFP was issued for Sale and Development of Commercial Real Estate in North Amityville in February 2012. A developer for will be selected shortly.

The North Amityville community meetings have included the redevelopment of two commercial sites at the intersection of Great Neck Road and Albany Avenue and the reuse planning for the 15 acre North Amityville Armed Forces Reserve Center (AFRC) located at 600 Albany Avenue, which has been property of the US Army since 1957. This site was declared federal surplus property and approved for closure in 2005 as part of the Base Realignment and Closure Act (BRAC) process.

In accordance with Federal law, the Town was charged with preparing a reuse plan for the site and to submit to the Department of Defense (DOD) and US Department of Housing and Urban Development (HUD) a reuse plan. As with disposal of any surplus federal property, the Town is required by law, to consider and accommodate the needs of the homeless population in the vicinity of the property. As such, the Town solicited proposals from homeless service providers (which we were required to do under BRAC Law). We also held community meetings to solicit input from residents.

The BRAC site is relatively large, is located near existing community facilities and is relatively integrated into the surrounding community. The Town recognized the unique redevelopment opportunity for expanding recreational and community needs. The new development will provide 60 units; 48 single bedroom and 12 two bedroom units. This site will only house homeless veterans and veteran families, on nine acres of the property. The remaining approximately six acres will be a beautiful community park. This park will be combined with the ACE Community Center and will provide recreational amenities such as fields and walking trails. The large Reserve Center building will provide supportive services for homeless veterans and their families. Services provided at this center will include educational/vocational training programs, parenting education and support, case management and advocacy efforts.

The Reserve Center deed will be transferred from the DOD to the Town shortly. The National Park Service approved the conveyance of the 6 acre park parcel to the Town in July 2012.

The Town will continue to seek resources to revitalize and improve the lives of the residents in these two distressed communities.

#### **c. Public Housing**

The Town of Babylon does not have any public housing.

#### **d. Lead Based Paint**

For all programs funded with CDBG or HOME funds, the Town's Community Development Department policies and procedures ensure that all its subrecipients and contractors follow current Federal and Suffolk County guidelines for projects that may include the possibility of lead based paint hazards. This includes changes to the federal law amended in September 1999 under 24 CFR 35. The Community Development Department will continue the following actions dealing with Lead Based Paint:

- (i) Provide information to clients on lead hazards, testing and removal.
- (ii) Direct inquiries regarding education programs to Suffolk County Department of Health Services, Division of Patient Care and Public Health
- (iii) Attend conferences and workshops on lead-based paint abatement.
- (iv) Arrange for independent testing of suspect homes being renovated under our various housing programs.
- (v) Provide lead-based paint abatement through rehabilitation programs.

#### **e. Actions to Foster and Maintain Affordable Housing**

The Town of Babylon will continue implementation of the strategies discussed in "Specific

Housing Activities” in the Five Year Consolidated Plan (2010-2014). The Town offers many programs aimed at fostering the development of affordable housing and helping to maintain the affordable housing stock, and will continue to do so in 2013. This will take place through the following:

- Town-Wide Down Payment Assistance Program:

The Town of Babylon’s HOME Down Payment Assistance Program offers up to \$14,000 to first-time homebuyers who purchase a home within the Town. Starting at \$3000 and ranging up to \$14,000, the Town will provide a dollar-for-dollar match in the form of a non-interest bearing, forgivable loan to income-eligible first-time buyers. Up to \$7000 of assistance may be used toward closing costs. Loans are awarded on a first-come, first-served basis as long as funding is available. The Town will continue to provide new home buyers with down payment assistance towards the purchase of homes.

- HOME CHDO Rental Rehabilitation:

The Town sets aside a minimum of 15 percent of the HOME allocation for housing development activities in which qualified CHDOs are the owners, developers and/or sponsors of the housing. Eligible activities include technical assistance, acquisition, rehabilitation and new construction of rental housing; acquisition, rehabilitation and new construction of homebuyer properties; and direct financial assistance to purchasers of HOME-assisted housing sponsored or developed by a CHDO. Eligible applicants for this program must be certified CHDOs. In this program year certified CHDO’s or those who are in the process of re-certifying currently include Wyandanch Community Development Corporation and North Amityville Housing and Rehabilitation Association.

The Town will continue to develop rental units in the Wyandanch/North Amityville area utilizing HOME funds to serve very low income residents, and funding priorities will be focused in these two low and moderated-income eligible locations.

Home Improvement Program:

Funded with both CDBG and HOME, this funding will assist to upgrade at least 4 existing homeowner units on a town-wide basis. Houses are rehabilitated to HQS and local codes.

Affordable Housing Goals:

- Town of Babylon Zoning requirements – All new developments of multi-family rental housing and/or sale units are required to have at least ten percent of the units affordable.
- In order to reduce the barriers to affordable housing, the Community Development Department will continue to work with the Planning Department on zoning and site selection issues.
- Rental units will be increased in the Town of Babylon by working with the Suffolk County Planning Department and the Towns two Community Housing Development Organizations (CHDO) to find suitable building lots and vacant houses for construction or reconstruction.
- In 2013 Community Development will continue assist the rehabilitation of existing homeless shelters.

- 2 rental rehabs were completed in 2012. In 2013 we will continue to work with outside agencies that supply affordable rentals to low-mod income families.

The town has fully incorporated the “Continuum of Care” philosophy which provide assistance to homeless persons and those in danger of becoming homeless. Programs serving homeless needs will continue to be funded through CDBG and HOME funds.

### **Analysis of Impediments**

The Town is in the process of updating it's Analysis of Impediments to Fair Housing report. The previous report was adopted by the Town of Babylon in March of 2005. The 2005 assessment of the housing situation in the Town indicates that there are three major impediments to affordable housing:

- Highly developed nature of the Town;
- High cost of living including the cost of housing;
- Choice of housing does not always meet the needs of the population, especially for senior citizens, singles and special needs populations including the disabled.

The Town of Babylon is a highly developed suburban township. Much of the available Land has already been developed thus not allowing for extensive new construction to meet affordable housing needs. There are a multitude of factors influencing housing costs including lack of suitable undeveloped land, high cost of sewage treatment systems and high property taxes have contributed to the lack of affordable housing. The average home cost in the Town is approximately \$319,000 and the average rental cost of a three bedroom unit is approximately \$2,300 per month.

Added to these regional impediments is the nature of the Town's existing housing stock. The Town Babylon is currently designed to primarily meet the demands of residents who desire a single family environment. In addition, low-income seniors have few housing types to choose from despite the increasing numbers of senior-oriented multiple-family residences, because they cannot afford the rent. Single people or single parents with children also find it hard to find units suitable in size at an affordable rent.

The Town has also made changes to the Accessory Apartment code that will encourage the conversion of illegal apartments to legal status and encourages the development of different types of housing for senior citizens including congregate care, and shared housing in order to provide more suitable units for low income senior citizens.

The Town through Family Service League's Home Share Program meets the urgent housing needs of senior citizens and those in need of rental housing, especially those having difficulty in maintaining their homes. The Town will continue to support programs that increase the housing choices that is available to all its residents.

The Town will continue in its commitment to non-discrimination and equal opportunity in

housing through its established procedures aimed at ensuring affirmative marketing of units and services under all federally funded programs. All marketing techniques are aimed at ensuring that the intended beneficiaries, those least likely to apply for the programs, are encouraged to participate. As part of this effort, the Town is strengthening its outreach to the Hispanic community, which has seen a rapid growth in the past few years. The Town's Affirmative Marketing Program will be assessed on an annual basis to determine if persons least likely to apply for housing under the various programs offered in the Town have been reached and served.

## **Coordination**

The Town of Babylon has established a strong institutional structure for administering its Housing and Community Development goals. The Town makes every possible effort to secure federal, state and county funding which provide assistance for Housing and Community Development activities. The Town also has a strong record of partnering with not-for-profit community groups and other housing and service program sponsors. The Town has identified and will continue to seek out organizations that, with the Town, will provide assistance to under-served populations such as, homeless sub-populations, non-homeless persons with special needs, persons with alcohol/other drug addictions and persons with AIDS who have families. The Town encourages and assists the groups in applying for these funds.

### **h. Historic Preservation**

Some activities to be funded through the CDBG Program and the HOME Program may have the potential to affect historic structures or structures that may be historically significant or are located in an area known to be archaeologically sensitive. The Town has established procedure for environmental review of all projects, which includes, when necessary, review of project activities in respect to compliance with regulations regarding historically significant structures and/or areas.

### **i. Displacement and Relocation**

The Town of Babylon will continue to pursue economic development and housing activities. In 2013, this may cause displacement or relocation of persons or businesses. However, in all cases that displacement is caused by a CDBG or HOME funded activity, the Town of Babylon will assist affected persons or businesses to relocate in accordance with the provisions of the Uniform Relocation Assistance & Real Property Acquisition Act of 1970, as amended, and will provide reasonable benefits to those persons or business in need of relocation. No housing units will be lost through any of these activities.

### **j. Increase in HUD Income Guidelines**

On October 21, 1998, the Quality Housing and Work Responsibility Act of 1998 enacted a provision that directed the Department of Housing and Urban Development (HUD) to grant exceptions to ten jurisdictions with high housing costs, including Nassau/Suffolk counties, whose Low/Moderate Income limits were "capped" below the jurisdictions' actual 80-percent median income. With this exception, the Town of Babylon Community Development

Program is permitted to use the true 80-percent of median income for its Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) programs.

As of 1999, the Town of Babylon began to use the highest income eligibility limits in the CDBG and HOME programs. For Fiscal Year 2013, these “**UNCAPPED**” higher income limits will continue to be used for all programs under the direct benefit designation activities.

#### **D. SPECIAL PROVISIONS OF THE CDBG PROGRAM**

##### **Benefit to Low and Moderate Income Persons**

This Proposed Statement of Projected Use of Funds for CDBG Fiscal Year 2013 includes projects totaling Seven Hundred Ninety Three Thousand Seven Hundred and Thirty Dollars and 45/100 (\$793,730.45) (excluding planning, administration and scheduled loan repayment costs for the Section 108 projects). Projects benefiting low and moderate-income persons consist of 100% of the total CDBG Funds.

##### **CDBG Program Income, Urban Renewal, Return of Grant Funds**

The Town anticipates receiving approximately \$80,000 in CDBG program income during Fiscal Year 2013 from the repayment of Home Improvement Program (HIP) deferred loans (\$59,100.00), and ground lease rent payments for 1551 Straight Path, Wyandanch (\$20,900). 80% of the program income will be returned to the HIP to fund additional rehabilitation jobs. 20% of the program income will be allocated to administration and planning expenses as allowed by CDBG Program regulations. The program income will primarily benefit low and moderate-income persons.

The Town did not receive any unanticipated program income in 2012 that was not included in an amendment to an annual plan, nor does it have surplus funds from any urban renewal settlement for community development and housing activities.

##### **Income from Float Loans and Other Loans**

The Town of Babylon does not anticipate funding any float loan activities during the program year. However, should the Town decide to utilize the float loan mechanism, this will be made subject to public notice and public hearing processes according to the Town's Citizen Participation procedure.

##### **Section 108 Funded Activities**

According to HUD, Section 108 is the loan guarantee provision of the Community Development Block Grant (CDBG) program. Section 108 provides communities with a source of financing for economic development, housing rehabilitation, public facilities, and large-scale physical development projects. Funds will be set aside to repay Section 108 loans for the construction of the North Amityville Youth Center, and Geiger Memorial Park.

The Town does not anticipate pursuing additional Section 108 Loan Guarantees in the upcoming fiscal year.

## **5. Urgent Need Activities**

The Town does not expect to carry out any Urgent Need Activities in this fiscal year.

## **E. SPECIAL PROVISIONS OF THE HOME PROGRAM**

### **Program Income**

The Town anticipates receiving \$20,000 from payoffs from the Home Improvement Program under the HOME program. 90% of this will be used for future Home Improvement projects and 10% for administration.

### **Other Forms of Investment**

The Town does not anticipate pursuing any other forms of investment not previously discussed under the HOME Program in this fiscal year. The Town did not receive any unanticipated program income in 2012 that was not included in an amendment to an annual plan.

### **Resale/Recapture Provisions**

Under the Town-Wide Down Payment Assistance Program, the following recapture provisions apply: the homeowner must reside in the house for five years. During the five year period, if the house is sold, the entire subsidy will be repaid to the HOME Investment Partnership Program fund. The HOME investment recaptured according to this method will be used for other eligible HOME activities as Program Income.

Under the affordable housing program, the mortgage is forgiven if the homeowner remains in the home for five years. If the house is sold during the five year period, repayment is on a sliding scale.

## **F. MONITORING**

The Town of Babylon Community Development Department is responsible for monitoring performance towards the accomplishments of the Annual Plan Goals. The Community Development Program (CDP) maintains a close relationship with other Town of Babylon departments through contact with department Commissioners and the Supervisor's staff, reports on CDBG activities, affordable and supportive housing activities, and periodic meetings with the Town Board.

The Town of Babylon's Community Development Block Grant Program is a vital part of the programs dealing with affordable and supportive housing, economic development, etc. in the Town of Babylon. CDP has established quality standards and performance guidelines for the program. Through regular staff meetings, frequent contact with the HUD representative and utilization of available training for staff, CDP is familiar with HUD requirements and guidelines.

The staff stays current on topics by reading on housing and economic affairs through reading appropriate CD/housing literature and local and metropolitan periodicals. Current knowledge and contacts are enhanced by active memberships in local and state Community Development and housing organizations. The staff follows current announcements of funding sources both for the Town Housing and Community Development Program, as well as to assist subrecipients and other community organizations with ways to enhance their programs. Communication between the CDP Accounting Department, the Town of Babylon Comptroller's Office, and Project Managers, under the direction of the Community Development Director, assures fiscal accuracy and conformance with HUD requirements.

CDP is refining a Community Development and HOME Program Policy and Procedure Manual on a variety of regulatory topics. Project managers specialize in different regulatory areas and give technical advice to the rest of the staff, as well as to The Town and Village Offices responsible for regulatory compliance.

Subrecipients are encouraged to perform well by the use of written appraisals of their programs which state their goals and objectives and how well these goals and objectives have been met; how the programs have met HUD regulations and CDP requirements; and lastly, an assessment of how the programs have impacted the community.

In addition to program monitoring in accordance with statutory and regulatory requirements, activities are reviewed with respect to approved Housing and Community Development Plan goals. This monitoring will take place in a timely manner in accordance with the approved schedule. Such monitoring also assures compliance with HUD's Integrated Disbursement Information System (IDIS) requirements in a correct and complete manner. Objectives and outcomes, pertaining to the new Performance Measurement Regulations, are listed on the individual proposed project sheets.

The Town of Babylon attests that its affordable and supportive housing activities will comply with its residential displacement and relocation assistance plan. Further, specific projects funded with Federal monies will comply with Section 504/Handicapped Accessibility, Lead Based Paint policies, Housing Quality Standards and the Davis-Bacon Labor Standards, as applicable. This compliance is assured through carefully prepared written contracts and preconstruction conferences held with each CDBG/HOME participating contractor.

All planned programs will be monitored under regulations set forth by HUD:

- The Town of Babylon will monitor the progress of the individual projects both for the timely expenditure of funds and for the project accomplishments.
- The Town of Babylon will continue to improve the timeliness of drawdowns and expenditures to meet the 1.5 carryover standard.
- The Town of Babylon will continue to monitor its subrecipients with the use of expenditure reports, accomplishment data, and onsite inspections as necessary.

#### **G. AFFIRMATIVE ACTION**

In accordance with Section 92.350 and 92.351 of HOME regulations, the Town will follow its policy of non-discrimination and equal opportunity in housing and in advancing the

participation of minority and women-owned businesses in our program activities.

### **Minority Business Enterprise (MBE) Outreach - update**

The Town of Babylon Directory of Minority and Women-Owned Business Enterprises has been updated to be included in all Town of Babylon bids. As in the past, we will continue to encourage our general contractors to utilize minority sub-contractors whenever possible. When notifying the public of HOME Programs, we utilize regional and local papers. The Town will continue to assess these activities annually in order to ascertain success in reaching our target population.

### **H. CITIZEN PARTICIPATION**

All applicable citizen participation requirements have been met or exceeded for this process. The Town of Babylon will present Projects, Goals, and Priorities at an advertised public meeting, on October 25, 2012. The Town solicited public input at a public meeting held on July 26, 2012. The draft Annual Action Plan was made available to the public for review on October 25, 2012. The Town of Babylon Town Council will adopt the Action Plan at the November 15, 2012 Town Board Meeting.

All public comments received at the second hearing will be attached as an Appendix. Copies of the public hearing notices are included.

#### **Public Hearing - 1 - July 26, 2012**

An extensive mailing was sent to local, civic and business groups, not-for-profits and Villages. An advertisement was placed in Newsday announcing the public hearing for the purpose of gathering information for developing the FY2013 Annual Action Plan. Notices for posting, both English and Spanish were sent to the Villages, all subrecipients and the libraries within the Town of Babylon, as well as the Town Clerk's office. The Director of Community Development reviewed CDP FY 2012 accomplishments and goals for 2013. At the public hearing, each subrecipient presented an overview of their programs. FY 2013 Developer and Public Service applications funding requests were made available. A copy of newspaper advertisement and sign in sheet of attendees will be attached in the Final Report.

No written comments were received.

#### **Public Hearing - 2 - October 25, 2012**

An extensive mailing was sent to local, civic and business groups, not-for-profits and the Villages. An advertisement was placed in Newsday announcing the public hearing and availability of the draft FY2013 Annual Action Plan for review. A notice in English and Spanish was sent to the Villages, all subrecipients and the libraries within the Town of Babylon to be posted, as well as the Town Clerk's office. Copies of the notices are attached. A list of the attendees will be attached in the Final Report.

**Attachment 1:**  
**Notice of Public Hearing – July 26, 2012**



This notice appeared in Newsday on July 4, 2012



**PUBLIC NOTICE**

**TOWN OF BABYLON  
COMMUNITY DEVELOPMENT PROGRAM  
47 W. Main Street, Babylon New York 11702**

**NOTICE OF PUBLIC HEARING  
DEVELOPMENT OF FISCAL YEAR 2013 ANNUAL ACTION PLAN  
AND AVAILABILITY OF FUNDING APPLICATIONS**

PLEASE TAKE NOTICE that the Town of Babylon Community Development will hold a Public Hearing at the Old Town Hall Court Room, 47 W. Main Street, Babylon, NY- 11702, on Thursday, July 26, 2012 at 4:00 p.m. to discuss development of the Fiscal Year 2013 Annual Action Plan, and to make available funding applications.

The Public Hearing has been scheduled to gather citizen input on development of this plan, for Federal Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) Grant. In addition, Fiscal Year 2012 performance under these programs will be discussed. The hearing will be coordinated by the Town of Babylon's Community Development Department.

The Town is interested in having citizen input during the planning process. At the Public Hearing, speakers are urged to document their comments to the best of their ability, and to provide a copy of their comments in writing. Individuals not attending the hearing but wishing to submit written comments may send their comments to: Town of Babylon, Community Development Program, 47 West Main Street, Babylon, New York 11702-3410.

**Special Accommodations**

If you require special accommodations or an interpreter, please contact the Community Development Program at (631) 587-3752 at least one week prior to the hearing.

**AVAILABILITY OF FISCAL YEAR 2013 APPLICATIONS FOR CONSTRUCTION RELATED AND PUBLIC SERVICE PROJECTS**

**FOR ALL INTERESTED AGENCIES/ORGANIZATIONS:** Applications for construction related projects are available for the FY 2013 funding period and must be submitted by Friday, September 21, 2012. Public Service applications are available and must be returned by Friday, October 19, 2012. Applications can be found at the Town of Babylon, Office of Community Development, 47 W. Main Street, Babylon New York starting July 26, 2012. Completed applications are to be submitted at the above cited address.

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English Flier – Public Hearing July 26, 2012



TOWN OF BABYLON  
COMMUNITY DEVELOPMENT PROGRAM

PUBLIC HEARING

THURSDAY, JULY 26, 2012, 4:00 pm

OLD TOWN HALL COURT ROOM  
47 West Main Street,  
Babylon, NY 11702

To discuss priorities for the Town  
of Babylon Housing and Community  
Development Program (CDBG and HOME)  
Fiscal Year 2013 Annual Action Plan

Town of Babylon Community Development Program  
47 West Main Street • Babylon • NY 11702 • (631) 587-3752

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**Spanish Flier – Public Hearing July 26, 2012**



CIUDAD DE BABYLON  
PROGRAMA DE DESARROLLO DE LA COMUNIDAD  
AUDIENCIA PÚBLICA

**JUEVES, de JULIO el 26 de 2012, 4:00 P.M.**

OLD TOWN HALL COURT ROOM  
47 West Main Street,  
Babylon, NY 11702

Propósito: Discutir las prioridades del Program de Viviendas y  
Desarrollo Comunitario (CDBG y HOME) para el Plan de Acción del  
año Fiscal 2013

Town of Babylon Community Development Program  
47 West Main Street • Babylon • NY 11702 •(631) 587-3752

**July 26, 2012 - Public Hearing 1**  
**SIGN IN SHEET**  
(TO BE ATTACHED IN FINAL REPORT)

DRAFT

## **Newsday Notice – Public Hearing October 25, 2012**

**PUBLIC NOTICE  
TOWN OF BABYLON COMMUNITY DEVELOPMENT PROGRAM  
NOTICE OF PUBLIC HEARING  
AVAILABILITY OF DRAFT FY 2013 ANNUAL ACTION PLAN FOR PUBLIC REVIEW**

**PLEASE TAKE NOTICE** that the Town of Babylon has prepared its draft Fiscal Year 2013 Annual Action Plan for Community Development Programs (HCD) and is making it available to the public. The Plan, is the annual update to the Five Year Consolidated Plan (2010-2014) and as approved by the US Department of Housing and Urban Development, represents a collaborative effort of Town government in consultation with public and private agencies and local citizens to plan for meeting housing and community development needs in the Town of Babylon (TOB). In addition, it addresses the allocation of funds available from the Community Development Block Grant (CDBG) Program and the HOME Investment Partnership (HOME) Program. These programs provide primary benefit to low and moderate income persons, but also serve to eliminate blighting conditions throughout the Town.

The HCD Plan includes a listing of projects for Fiscal Year 2013 under the CDBG and HOME Programs and a discussion of the procedures to be utilized for amending the Plan. It also specifically discusses, with respect to the CDBG Program: Benefit to Low and Moderate Income Persons; Program Income; Displacement and Relocation; Section 3 - Use of Local Businesses and Contractors; Lead-Based Paint; Reduction of Barriers; Coordinators; Anti-Poverty Strategy; Continuum of Care; Monitoring; and Historic Preservation, and with respect to the HOME Program; Resale Provisions; Tenant-Based Rental Assistance; other forms of Investment, Affirmative Marketing; and Opportunities for Minority and Women-Owned Businesses.

**CITIZEN COMMENT PERIOD**

The comment period begins on October 11, 2012 and ends on November 9, 2012. Citizens are invited to review the draft plan and to make comments on the information contained therein. The draft is available for review, and copying upon request, at the Office of Community Development, Town of Babylon Old Town Hall, 47 W. Main Street, Babylon, between the hours of 10:00 a.m. and 4:00 p.m., Monday through Friday. Copies are also available at all public libraries in the Town of Babylon. During the comment period, the Department of Community Development of the Town of Babylon will hold a public hearing at 10:00 am on Thursday, October 25, 2012 at Town of Babylon Old Town Hall, 47 W. Main Street, Babylon, NY – 11702 to discuss the draft Fiscal Year 2013 Annual Action Plan. All written comments will be responded to within 15 days of receipt. The Town will not submit the final version of the document to HUD until the comment period has ended. All written comments received by 4 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 plan may be obtained by writing to: Town of Babylon Community Development, 47 West Main Street, Babylon, New York 11702, or by calling (631) 587-3752.

**PLEASE NOTE:** If you require special accommodations or an interpreter, please contact the Town of Babylon Community Development at least one week prior to the hearing at (631) 587-3752.

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English Flier – Public Hearing October 25, 2012



**TOWN OF BABYLON  
COMMUNITY DEVELOPMENT PROGRAM**

**PUBLIC HEARING**

**THURSDAY, OCTOBER 25, 2012**  
**10:00 AM**

**at the Old Town Hall**  
**47 West Main Street, Babylon, NY-11702**

**To discuss FY 2013 Annual Action Plan**

**ALL ARE WELCOME**

For more information, please contact Town of Babylon Community Development  
Program at (631) 587-3752

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Spanish Flier – Public Hearing October 25, 2012



**EL PUEBLO DE BABYLON**  
**El programa del desarrollo**  
**comunitario**  
les invitan a todos

**SESIÓN PÚBLICA**

**EL JUEVES 25 DE OCTUBRE DE 2012**  
**10:00 AM**

**OLD TOWN HALL**  
**47 West Main Street, Babylon, NY-11702**

**Para discutir el Plan de Acción del**  
**Año FY 2013**

**TODOS SON BIENVENIDOS**

Para más información, por favor llama al Town of Babylon Community  
Development Program a (631) 587-3752

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**October 25, 2012 - Public Hearing**  
**SIGN IN SHEET**  
(TO BE ATTACHED IN FINAL REPORT)

DRAFT