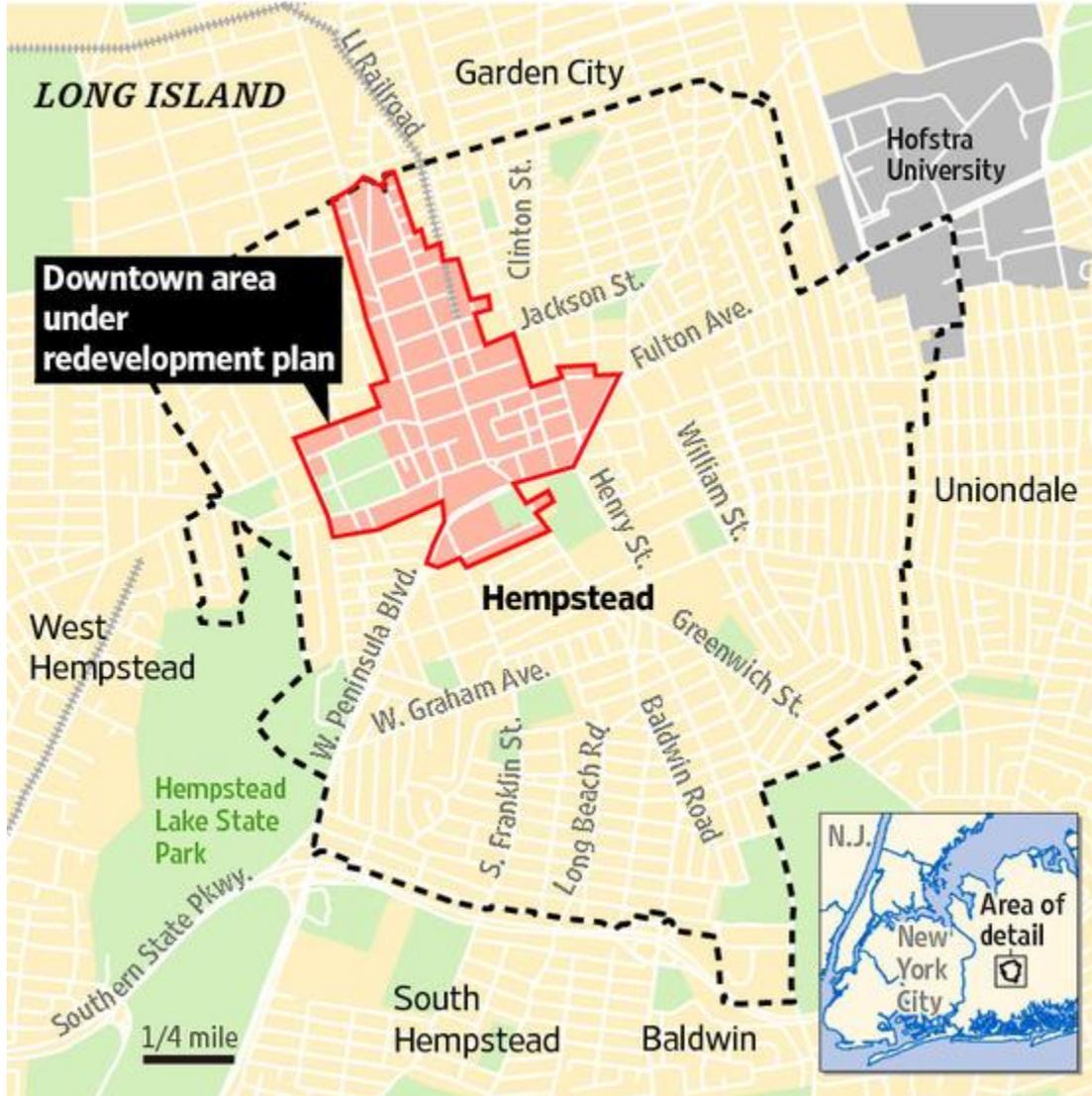


# Incorporated Village of Hempstead Community Development Agency



## Annual Report August 2018

Respectfully Submitted,  
**Charlene J. Thompson**  
Commissioner

## **Introduction**

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

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

## **Mission Statement**

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

## **Commissioner's Vision**

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

## **CDA Organizational Chart**

### **Agency Board Members**

Mayor Don Ryan, Chairman  
Luis Figueroa, Vice-Chairman  
Keria L. Blue, Member  
Tina Hodge-Bowles, Member  
Gladys E. Rivera, Member

### **Officers**

Mayor Don Ryan, Chairman  
Luis Figueroa, Vice-Chairman  
Sagar Mehta, Deputy Commissioner/Agency Secretary  
Sarian Parker, Executive Assistant/Acting Secretary

### **Committees**

#### ***Audit and Finance Committee:***

Mayor Don Ryan  
Keria Blue  
Tina Hodge-Bowles

#### ***Governance Committee:***

Mayor Don Ryan  
Luis Figueroa  
Gladys E. Rivera

### **Agency Staff**

Charlene J. Thompson, Esq., Commissioner  
Sagar Mehta, Deputy Commissioner  
Sarian Parker, Executive Assistant

## **Major CDA Initiatives**

### **I. Community Development Block Grant (CDBG) Program Accomplishments**

Each year, on behalf of the Incorporated Village of Hempstead, the CDA applies for U.S. Housing and Urban Development (HUD) Community Development Block Grant Program (CDBG) funding through the Nassau County Office of Community Development. The annual funding cycle runs from September 1<sup>st</sup> through August 31<sup>st</sup>. Each year the CDA attends the Nassau County Office of Community Development public hearing for information regarding any changes to the CDBG program. The CDA applied for the Village of Hempstead's 44<sup>th</sup> year CDBG funding and submitted a budget for the upcoming fiscal year. The CDA's proposed CDBG funding application has been prepared by the CDA and was approved by the CDA Board and the Village Board after a public hearing was held by the CDA. Activities included in the application must meet the national objectives of the CDBG program<sup>1</sup> and/or aiding in the prevention of elimination of blight.

Nassau County has reviewed the Village of Hempstead's application and has made funding recommendations to HUD. The CDA anticipates receiving the 44<sup>th</sup> year contract award in January of 2019. CDA staff works closely with Village public service organizations to provide many services to the community. The CDA schedules meetings annually with local public service providers to explain the federal requirements under the CDBG program.

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

#### **A. Acquisition**

The CDA continues to work towards eliminating blight and providing affordable housing for eligible Hempstead residents. Over several years, the CDA used CDBG funding to acquire vacant land and residential properties to create safe and affordable housing within the Village. The CDA is currently implementing plans to develop these sites. The public is informed of ongoing projects via the Agency's website, CDA Board meetings, Village Board meetings and notices placed in the local newspaper.

#### **B. Community Beautification**

The CDA allocates CDBG funding to support multiple clean-up and planting events throughout the Village. In cooperation with the Village of Hempstead Departments of Public Works and Parks and Recreation and with the support of many volunteers, Village flower beds are created and maintained, litter is

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

removed and fixtures are painted around the community. Our annual volunteers include students and staff from the Adelphi University Freshman Community Action Program, the Adelphi Gives Back Committee, Molloy College, Nassau County District Attorney's Office, local Girl Scouts Troop Nos. 1397, 4100 and 4101, as well as other community-based organizations.

### **C. Residential Rehabilitation**

The Residential Rehabilitation Program is available to income eligible senior citizens and/or disabled persons for home repairs, energy conservation, and remediation of housing code violations. Additionally, accommodations may be made to homes occupied by disabled Village residents. The application and income guidelines are available on the CDA's website [www.villageofhempsteadcda.org](http://www.villageofhempsteadcda.org). Within the last year, the CDA has completed 3 residential rehabilitation projects in cooperation with the Nassau County Office of Community Development. There are currently 3 applications being reviewed for approval and applications have been mailed to potentially eligible residents and community-based organizations providing services to residents that may be eligible.

### **D. Training and Professional Development**

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

## **II. Federal and New York State Sponsored Grant Activities**

### **A. Safe Routes to School**

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

This grant covers education, design and construction for David A. Paterson Elementary School, Jackson Main Elementary School and Alverta B. Gray Schultz (ABGS) Middle School. Construction on David A. Paterson Elementary School is slated to be completed in early September 2018. An educational component will be delivered in the Fall and Winter of 2018-2019.

Construction for Jackson Main and ABGS Middle School is scheduled to be completed in the summer of 2019, with the educational portion following in the Fall and Winter thereafter.

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

#### **B. Main Street Pedestrian Sidewalk Enhancement Project**

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

The work will involve improvements of sidewalks, curbs, gutters, crosswalks and pavement restoration as well as the installation of curb extensions (bulb outs), pedestrian scale lighting, trash receptacles, trees, planting, benches, signage and pavement markings. The project location is Main Street between Nichols Court/Centre Street and Front Street. Construction work is slated to begin in September 2018.

#### **C. Local Initiatives Support Coalition**

The CDA is working with the Village to complete the software integration and agency training. The CDA conducted a series of educational workshops on financial literacy, foreclosure intervention and housing advocacy throughout the Village. The CDA will continue to provide training and educational workshops to Village and CDA staff as well as Village residents.

#### **D. Brownfield Opportunity Area**

The New York State Department of State (DOS) has awarded the Village of Hempstead a Brownfield Opportunity Area (BOA) grant. The funding is being used to identify, assess and redevelop underutilized properties in downtown Hempstead. This grant will also fund planning assistance for

community revitalization projects in the downtown area leading to more productive land uses to attract economic investment and development.

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

The CDA has been awarded \$200,000.00 through the New York State Office of Temporary and Disability Assistance, under the Empire State Poverty Reduction Initiative (ESPRI), to develop and operate a Community Empowerment Resource Center. The Community Empowerment Resource Center will be staffed by two Resource Officers and is scheduled to be opened Tuesday September 25<sup>th</sup>. Hours of operation will be Monday – Thursday, 9am – 4:45pm.

**F. Mirschel Park Project**

The Governor’s Office of Storm Recovery is implementing the Living with the Bay Resiliency Strategy. GOSR has designated Tetra Tech as the firm to work on the Horsebrook Drain West (Mirshel Park) project. One of the priorities is to build a Community Assistance Center with parking and park improvements at this location. The CDA will be working closely with the Departments of Public Works and Parks and Recreation to facilitate design and development process.

**III. New/Proposed Initiatives:**

**A. Inter-agency Council Meetings**

The CDA hosts quarterly Inter-Agency Council Meetings to identify current and emerging issues impacting the community, keep local organizations informed about upcoming activities and to foster collaboration and leveraging of resources.

**B. Hempstead YouthBuild**

United Way of Long Island has submitted an application to the U.S. Department of Labor to have the Village of Hempstead designated as the next YouthBuild partner. As a program partner, the Village of Hempstead CDA has agreed to provide referrals for students to attend the YouthBuild program. Some of the referrals will be students who left high school without a diploma. By attending YouthBuild, we are confident that these students will learn academic, construction and life skills through building affordable housing. The CDA has also agreed to make properties and funding available to the Hempstead YouthBuild for the development of affordable housing. The enrollment and academic portion of Hempstead YouthBuild program is slated

to begin in January of 2019. Housing development and rehabilitation construction projects would begin in the Spring/Summer of 2019.

**C. Community-Based Organization Capacity Building Leadership Program in Partnership with Adelphi University: *Leading in Community Certificate Program***

The CDA has partnered with the Center for Nonprofit Leadership at Adelphi University to support the creation of highly-interactive, half-day education and training workshops of up to ten (10) Village of Hempstead community-based organization leaders over a four-month period beginning in October 2018-January 2019. The goal of the program is to prepare organizations to successfully respond to requests for proposals and notices of funding availability.

**D. Commercial Asset Mapping Class Project – In Partnership with the State University of New York (SUNY) at Old Westbury, School of Business**

Under the leadership of Dr. Shalei Simms, (Interim Assistant Vice President for Academic Affairs, Management, Marketing & Finance), students enrolled in the Fall 2018 Entrepreneurship course will undertake a class project to develop an asset map of key commercial real estate available for use in the Village of Hempstead. Each team will select one of the identified properties and design a business plan for that property.

**E. Zombie Homes Initiative**

The CDA will be working in cooperation with the Village of Hempstead and the Nassau County Land Bank to acquire and rehabilitate vacant and abandoned properties within the Village for blight removal and the creation of affordable housing for current and future Village residents. Vacant properties may also be acquired for the housing development under this initiative.

**F. Housing Choice Voucher Home Ownership Program**

Working in partnership with the Village of Hempstead Housing Authority, the CDA proposes to facilitate the implementation of the Hempstead Housing Choice Voucher Home Ownership Program. Under this initiative, families that are assisted under the Housing Choice Voucher (HVC) program to use their voucher to buy a home and receive monthly assistance in meeting homeownership expenses. To participate in the HCV homeownership program, the HCV family must meet specific income and employment requirements (the employment requirement does not apply to elderly and disabled families), be a first-time homeowner as defined in the regulation, attend and satisfactorily complete the pre-assistance homeownership and housing counseling program required by the Public Housing Authority (PHA), and meet any additional eligibility requirements set by the PHA.

### **G. Hempstead Community Land Trust**

The Hempstead Community Land Trust (HCLT) was founded in 2012 along with its sister organization- the Uniondale Community Land Trust. The organization has been dormant since its founding. The CDA proposes to relaunch and expand the scope of the HCLT to meeting cover residential as well as commercial properties to support the objectives of creating an inventory of affordable residential and commercial properties to remove blight and foster downtown revitalization.

### **H. Federal Opportunity Zone Initiatives**

In the Spring of 2018, two Federal Opportunity Zones were designated within the downtown area of the Incorporated Village of Hempstead. All designated Opportunity Zones are now eligible to receive investments from Qualified Opportunity Funds, which are investment vehicles that can deploy capital into Opportunity Zones. Opportunity Funds are required to hold at least 90 percent of their assets in Opportunity Zones and can invest equity into business or real estate projects located within the Zones.

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

### **I. J.P. Morgan Chase Foundation: Ascend 2020**

The Incorporated Village of Hempstead has been selected as one of four “majority-minority” communities on Long Island to be the focus of a \$100,000.00 planning grant to help support minority entrepreneurs. The Long Island Ascend program will be run by Hofstra’s National Center for Suburban Studies to support small business expansion in suburban communities where Hofstra’s research shows a growing number of immigrants and displaced city residents now live.

## **IV. Long-Term Financial Planning**

The revitalization of the downtown along with potential Village-wide affordable housing projects are key components of the Agency’s commitment to long-term fiscal responsibility, accountability and efficiency. The financial plan includes projections of the Agency’s activities, related sources and uses of funding including, but not limited to, CDBG and other grant assistance. The goal is to encourage, sustain and develop economic stability and growth for Hempstead residents and business owners.

## V. Fiscal Policies

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

### A. Annual Plan

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

### B. Financial Reporting and Compliance

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

## VI. Performance Measurement Reports

### A. Performance Goal No.1:

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

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

### B. Performance Goal No.2:

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

**Performance Measurement:** The CDA has successfully met this performance goal. The CDA has established quarterly Inter-Agency Council meetings to identify current and emerging issues impacting the community, keep local organizations informed about upcoming activities and to foster collaboration and leveraging of resources. The CDA has also identified the need for home repairs

and adaptation for low/moderate income seniors and disabled residents. The CDA continues to assist seniors and/or disabled residents in the Village of Hempstead through our Residential Rehabilitation program.

The CDA has coordinated beautification projects throughout the Village in cooperation with the Village of Hempstead Departments of Public Works and Parks and Recreation and with the support of many volunteers, Village flower beds were created and maintained, litter was removed and fixtures were painted around the community. Our annual volunteers include students and staff from the Adelphi University Freshman Community Action Program, the Adelphi Gives Back Committee, Molloy College, Nassau County District Attorney's Office, local Girl Scouts Troop Nos. 1397, 4100 and 4101, as well as other community-based organizations.

The CDA administers the Safe Routes to School grant on behalf of the Village. This grant covers education, design and construction for David A. Paterson Elementary School, Jackson Main Elementary School and Alverta B. Gray Schultz (ABGS) Middle School. Construction on David A. Paterson Elementary School is slated to be completed in early September 2018. An educational component will be delivered in the Fall and Winter of 2018-2019. Construction for Jackson Main and ABGS Middle School is scheduled to be completed in the summer of 2019, with the educational portion following in the Fall and Winter thereafter.

The CDA administers the Main Street sidewalk Pedestrian Enhancement Project grant on behalf of the Village. The work performed with this grant funding will involve improvements of sidewalks, curbs, gutters, crosswalks and pavement restoration as well as the installation of curb extensions (bulb outs), pedestrian scale lighting, trash receptacles, trees, planting, benches, signage and pavement markings. The project location is Main Street between Nichols Court/Centre Street and Front Street. Construction work is slated to begin in September and conclude by December 2018.

The CDA is working with the Village to complete the software integration and agency training through a grant funded by the Local Initiatives Support Coalition. During this fiscal year, the CDA conducted a series of educational workshops on financial literacy, foreclosure intervention and housing advocacy throughout the Village. The CDA will continue to provide training and educational workshops to Village and CDA staff as well as Village residents.

The CDA has also developed a "Tool Kit" of economic incentives and revitalization initiatives which may be leveraged to promote transformative change in the Village's downtown area. Such "tools" and designations include but are not necessarily limited to: 1) Federal Opportunity Zones, 2) Brownfield

Opportunity Area; 3) Long Island Regional Economic Development Council – Opportunity Area; 4) Downtown Overlay Zone, 5) Empire State Poverty Reduction Initiative (ESPRI), 6) Hempstead Community Land Trust and 7) J.P. Morgan Chase Foundation: Ascend 2020.

**C. Performance Goal No.3:**

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

**Performance Measurement:** The CDA is supporting the establishment of the Hempstead YouthBuild to develop the sites owned by the Agency to create safe and affordable housing for current and future Village residents. The public will be informed of ongoing projects via the Agency’s website and CDA Board meetings.

**D. Performance Goal No.4:**

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

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

**E. Performance Goal No.5:**

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

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

**VII. CDA Properties**

<b>Section</b>	<b>Block</b>	<b>Lot(s)</b>	<b>Street Address</b>
34	401	70	38 Thorne Avenue
34	378	192 and 14	21-27 Linden Avenue
34	378	88, 89, 90, and 91	Linden Avenue
34	360	717	172-174 South Franklin Street
34	248	140 and 141	34-36 James L.L. Burrell Avenue
34	244	1360, 1361, 1362, and 1363	1 Remsen Avenue