

Town of Hempstead Housing Authority

PHA Plan 2026 Annual PHA Plan

Public Hearing: October 14th,2025

AGENDA 1

Table of Contents

1) HUD Form 50075-ST: PHA Annual Plan

A. Town of Hempstead Authority Information

B.1 Revision Existing of PHA Plan Elements:

- No Current Revisions

B.2 New Activities

- Demolition and / or Disposition
- Other Capital Grant Programs

B.3 Progress Report-Attached

- Statement of Progress in Meeting Mission and Goals

Annual PHA Plan (Standard PHAs and Troubled PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 9/30/2027
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services. They also inform HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-, very low-, and extremely low- income families.

Applicability. The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs** or **TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form. Note: PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.

- (1) **High-Performer PHA** - A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or HCVs combined and is not PHAS or SEMAP troubled.

A.	PHA Information.																		
A.1	PHA Name: <u>Town of Hempstead Housing Authority</u> PHA Code: <u>NY046</u> PHA Type: <input type="checkbox"/> Standard PHA <input checked="" type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2026</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>1309</u> Number of Housing Choice Vouchers (HCVs) <u>0</u> Total Combined Units/Vouchers <u>1309</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission <p>Public Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.</p> <p>How the public can access this PHA Plan: A copy of our 2026 PHA Annual Plan will be available to the public at our main office at 760 Jerusalem Avenue, Uniondale, NY 11553. The plan will be posted on the Town of Hempstead Housing Authority's website at https://tohha.org and each of our resident advisory board members will be provided a copy as well. The PHA plan covers the following locations: Newbridge Gardens, 555 N. Newbridge Road, Levittown, NY 11756 : Green Acres, 400 Flower Road, Valley Stream, NY 11580 : Park Gardens, 835-840 Uniondale Avenue, Uniondale, NY 11530 : Bayview Gardens, 339 Bayview Avenue, Inwood, NY 11096 : Inwood Gardens, 255 Lawrence Avenue, Inwood, NY 11096 : Brookside Gardens, 1810 N. Grand Avenue, Baldwin, NY 11510 : Meadowbrook Gardens, 750 Jerusalem Avenue, Uniondale, NY 11553 : Mill River Gardens, 2900 Rockaway Avenue, Oceanside, NY 11572 : Bellmore Gardens, 2000-2025 Bellmore Avenue, Bellmore, NY 11710 : Westover Gardens, 132-158 Elmont Road, Elmont, NY 11003 : Dogwood Terrace, 1170-1182 Martha Place, Franklin Square, NY 11010 : Eastover Gardens, 1150 Seamans Neck Road, Wantagh, NY 11793 : Centennial Gardens, 2 Babylon Tpke, Roosevelt, NY 11575 and Salisbury Gardens, 460 Salisbury Park Drive, Westbury, NY 11590</p>																		
		<input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)																	
		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Participating PHAs</th><th rowspan="2">PHA Code</th><th rowspan="2">Program(s) in the Consortia</th><th rowspan="2">Program(s) not in the Consortia</th><th colspan="2">No. of Units in Each Program</th></tr> <tr> <th>PH</th><th>HCV</th></tr> </thead> <tbody> <tr> <td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>				Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV						
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B. Plan Elements**B.1 Revision of Existing PHA Plan Elements.**

(a) Have the following PHA Plan elements been revised by the PHA?

Y N

- ☐ ☒ Statement of Housing Needs and Strategy for Addressing Housing Needs.
- ☐ ☒ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- ☐ ☒ Financial Resources.
- ☐ ☒ Rent Determination.
- ☐ ☒ Operation and Management.
- ☐ ☒ Grievance Procedures.
- ☐ ☒ Homeownership Programs.
- ☐ ☒ Community Service and Self-Sufficiency Programs.
- ☐ ☒ Safety and Crime Prevention.
- ☐ ☒ Pet Policy.
- ☐ ☒ Asset Management.
- ☐ ☒ Substantial Deviation.
- ☐ ☒ Significant Amendment/Modification.

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

(c) The PHA must submit its Deconcentration Policy for Field Office review.

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?

Y N

- ☐ ☒ Choice Neighborhoods Grants.
- ☐ ☒ Modernization or Development.
- ☒ ☐ Demolition and/or Disposition.
- ☐ ☒ Designated Housing for Elderly and/or Disabled Families.
- ☐ ☒ Conversion of Public Housing to Tenant-Based Assistance.
- ☐ ☒ Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
- ☐ ☒ Homeownership Program under Section 32, 9 or 8(Y)
- ☐ ☒ Occupancy by Over-Income Families.
- ☐ ☒ Occupancy by Police Officers.
- ☐ ☒ Non-Smoking Policies.
- ☐ ☒ Project-Based Vouchers.
- ☐ ☒ Units with Approved Vacancies for Modernization.
- ☒ ☐ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the applicable Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

Demolition and/or Disposition.

The Town of Hempstead Authority has 1309 public housing units. We intend to redevelop the Dogwood Terrace property under the obsolescence criteria of Section 18 Demolition/Disposition. The appropriate applications have been

	<p>submitted and are being negotiated and addressed.</p> <p>Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>1) The Town of Hempstead Housing applied for the 2025 Capital Fund Emergency Safety and Security Grant. If these funds become available to the TOHHA, we will use them to improve the quality of life of our residents. 2) The Town of Hempstead Housing Authority will continue to apply to NYS Homes and Community Renewal Weatherization Assistant Programs. These programs were developed to help lower energy costs by taking Energy Efficient and Health and Safety Measures, which benefits our residents in all aspects of life.</p>
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p>See Attached " Statement of Progress in Meeting Mission and Goals"</p>
B.4	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>Most recent HUD-Approved EPIC submission is : 5-Year Action Plan for 2025-2029 approved on 5/20/25</p>
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p> <p>Most Recent Fiscal Year Audit is FYE 2024 and there were no findings</p>
C.	Other Document and/or Certification Requirements.
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y <input checked="" type="checkbox"/> N <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.2	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations</i></p>

	<i>Including PHA Plan Elements that Have Changed</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
C.5	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y <input type="checkbox"/> N <input checked="" type="checkbox"/> N/A <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 5.64 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Form identification: NY046-Town of Hempstead Housing Authority Form HUD-50075-ST (Form ID - 6320)
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Town of Hempstead Housing Authority

2026 Annual Plan

Statement of Progress in Meeting Mission and Goals

The Town of Hempstead Housing Authority's goal is to provide housing opportunities for eligible and qualified applicants. Our mission is to foster decent, safe, and affordable living environments that create stability and self-sufficiency. The Town of Hempstead Housing Authority is committed to providing quality, affordable housing, in a safe, desirable, non-discriminatory neighborhood setting.

Note: The Housing Authority is currently working with the United States Department of Housing and Urban Development to address and resolve certain issues concerning Policies and Procedures and the Troubled Status found by HUD. Therefore, certain changes and updates to the summaries and narratives below and in the accompanying Form may be made, in the future.

Goals and Objectives:

- 1) Improve quality of housing by utilizing Capital Funds and grants to update the 1,309 public housing units in accordance with Physical Needs Assessment and or modernization.
- 2) Improve cost efficiency and resident satisfaction by utilizing energy efficient appliances and fixtures to reduce energy and utility consumption costs for agency and residents.
- 3) Improve community quality of life by utilizing Capital Fund Emergency Safety and Security funds to provide upgrades to grounds and apartment buildings.
- 4) Develop qualified staff by providing access to training programs and certifications for all employees to improve HUD compliance.
- 5) Increase public awareness of affordable housing by pursuing opportunities for collaboration with local organizations and entities.

Progress Report:

In efforts to address our goal and objectives, the Town of Hempstead Housing Authority (TOHHA) is committed to moving forward with the following:

- 1) TOHHA will develop the CFP 5-Year action plan based on our staff's continual assessment of the physical needs and upgrades to our buildings, grounds, and residents.
- 2) TOHHA continues to seek additional ways to reduce energy and ensure the health and safety of our residents by continuing to apply for various grants available. The TOHHA was awarded grant funding under the Fiscal Year 2023 and Fiscal Year 2024 Capital Fund Emergency Safety and Security Program as well as applying for 2025. This funding will be used to implement beneficial changes for our public housing residents and to improve their quality of life. The

TOHHA has started to install Closed-Circuit Television Security Cameras. They continuously record footage that covers the grounds, entrance and exits of all the buildings and should capture all activity on sites and surrounding areas. This should help give our residents more peace of mind. The TOHHA plans to move forward with the installation of Security Cameras on all our sites.

By securing a weatherization grant, the TOHHA implemented Energy Efficient and Health and Safety Measures by completing the following in the apartments at our Eastover Gardens location. Installation of new bathroom exhaust fans and ventilation systems. Older refrigerators were replaced with white Energy Star Rated models. All Interior apartment lighting was replaced with new LED fixtures and lighting, as well as all Exterior Common Lighting. New Thermostats were installed in apartments and hallways. Entry Doors to all the Apartment Buildings were replaced and upgraded. The weatherization grant has helped us achieve a much more energy efficient housing authority and thereby reducing our expenditure of funds on utilities. TOHHA plans to apply for future Weatherization Assistance Programs to complete future locations.

- 3) TOHHA in partnership with Georgica Green Ventures, LLC (GGV) intends to redevelop the Dogwood Terrace property. Modification and rehabilitation of the property are financially and physically impractical. The TOHHA will dispose of the property under the obsolescence criteria of Section 18 of the Act to redevelop the property for new low-income housing using Low Income Housing Tax Credits and financing through the State of New York. Tenants will be provided relocation assistance and relocated from the property pursuant to the requirements of Section 18 and offered the opportunity to return to the redeveloped property. The TOHHA received HUD disposition approval of this parcel pursuant to Section 18 of the Act in order to dispose of the property to a Limited Partnership to be formed. Throughout this entire process, the Town of Hempstead Housing Authority will be committed to following the nondiscrimination and equal opportunity requirements. The TOHHA is working with the Housing Authority experts and consultants to be assured of compliance of such laws, regulations and requirements. TOHHA will refer to the guidance provided in PIH Notice 2021-07.
- 4) TOHHA is committed to assuring that all residents of our community have access to quality affordable housing. Our goal is creating quality, innovative and diverse housing choices for our current residents. The Housing Authority will continue to upgrade our community buildings, exterior and public areas. As the residents spend considerable time utilizing these facilities, we feel improving the atmosphere will help improve the spirit and attitude of our residents. Grounds will continue to be landscaped, and trees will be planted.

Outdoor Lighting is upgraded and maintained to give the areas not only a heightened feeling of security, but also a true park-like atmosphere.

- 5) TOHHA has taken steps to improve and refurbish the residential hallways by painting the walls and installing new durable vinyl flooring as well as upgrading the interior lighting to LED. We will continue to look at ways to improve residential apartments and common areas. Community Buildings continue to be refurbished and maintained.
- 6) TOHHA has formed a Resident Advisory Board which consists of tenants from each of our 14 locations. The Housing Authority and Resident Advisory Board meet quarterly to discuss their suggestions and concerns. We will implement the changes that are warranted and follow up with the Advisory Board members on the actions to be taken. In addition, the Housing Authority continues to monitor its Limited English Proficiency Person Policy to help ensure that persons of limited English Proficiency can communicate in their native language and participate in management.

As the TOHHA works and moves forward, we will continue to monitor our expenses without reducing services to our residents.