



<p><b>B.</b></p>	<p><b>Plan Elements.</b></p>
<p><b>B.1</b></p>	<p><b>Revision of Existing PHA Plan Elements.</b>                  (a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs.</li> <li><input checked="" type="checkbox"/> <input type="checkbox"/> Safety and Crime Prevention.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</li> </ul> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p><b>Statement of Housing Needs and Strategy for Addressing Housing Needs</b>                  The Town of Hempstead Housing Authority will continue to review applications and house qualified and eligible applicants as and when units become available. We are considering changing to a internet based application process which would allow broader awareness to the public of the Housing Authority's availability, including guidelines for submitting applications online. The Housing Authority will monitor and review the County's findings and determinations in its upcoming Consolidated Plan. We will determine actions that are needed to address those findings and determinations and identify areas and groups that may be of higher priority</p> <p><b>Safety and Crime Prevention.</b>                  The Town of Hempstead Housing Authority has received grant funding under the fiscal year 2023 and 2024 Capital Fund Emergency Safety and Security Program. The TOHHA is utilizing the funding to install Closed-Circuit Television Security Systems at several of our locations. They will continuously record footage that covers the grounds, entrances and exits of all the buildings to capture all activity on sites and surrounding areas. Our goals is to have a security system put in place at all of our locations .</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p>
<p><b>B.2</b></p>	<p><b>New Activities.</b>                  (a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</li> <li><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Project-Based Vouchers.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</li> <li><input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</li> </ul> <p>(b) If any of these activities are planned for the current 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</p> <p><b>Demolition and/or Disposition.</b>                  The Town of Hempstead Housing 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 submitted and are being negotiated and addressed.</p> <p><b>Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</b>                  1) The Town of Hempstead Housing Authority will continue to apply for Capital Fund Emergency Safety and Security Grants. 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 apply to NYS Homes and Community Renewal Weatherization Assistant Programs. This program was 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>
<p><b>B.3</b></p>	<p><b>Progress Report.</b>                  Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.                  See attached " Statement of Progress in Meeting Mission and Goals"</p>

<p><b>B.4</b></p>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.  <b>Most recent HUD-approved EPIC submission is : 5-Year Action Plan for 2024-2028 Revision 1 dated 08/16/2024</b></p>
<p><b>B.5</b></p>	<p><b>Most Recent Fiscal Year Audit.</b>                  (a) Were there any findings in the most recent FY Audit?                  Y <input type="checkbox"/> N <input checked="" type="checkbox"/>                  (b) If yes, please describe:  <b>Most Recent Fiscal Year Audit is FYE 2023 and there were no findings.</b></p>
<p><b>C.</b></p>	<p><b>Other Document and/or Certification Requirements.</b></p>
<p><b>C.1</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b>                  (a) Did the RAB(s) have comments to the PHA Plan?                  Y <input type="checkbox"/> N <input type="checkbox"/>                  (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>
<p><b>C.2</b></p>	<p><b>Certification by State or Local Officials.</b>  <i>Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.</i></p>
<p><b>C.3</b></p>	<p><b>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b>  <i>Form HUD-50077-ST-HCV-HP, PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed, must be submitted by the PHA as an electronic attachment to the PHA Plan.</i></p>
<p><b>C.4</b></p>	<p><b>Challenged Elements.</b> 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.                  (a) Did the public challenge any elements of the Plan?                  Y <input type="checkbox"/> N <input type="checkbox"/>                  If yes, include Challenged Elements.</p>
<p><b>C.5</b></p>	<p><b>Troubled PHA.</b>                  (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?                  Y <input type="checkbox"/> N <input type="checkbox"/> N/A <input checked="" type="checkbox"/>                  (b) If yes, please describe</p>
<p><b>D.</b></p>	<p><b>Affirmatively Furthering Fair Housing (AFFH).</b></p>
<p><b>D.1</b></p>	<p><b>Affirmatively Furthering Fair Housing (AFFH).</b>                  Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p><b>Fair Housing Goal: Our goal is to work out necessary changes and continue to address areas that can be improved.</b></p> </div> <p><i>Describe fair housing strategies and actions to achieve the goal</i></p> <p><b>The Housing Authority is working with FHEO to identify areas which can be improved and will continue to work with FHEO to make appropriate changes as necessary and consistent with all applicable Fair Housing laws.</b></p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p><b>Fair Housing Goal: Our goal is to continue to maintain the existing units and grounds so they remain affordable, safe and accessible for all that are eligible.</b></p> </div>

**Describe fair housing strategies and actions to achieve the goal**

**To achieve this goal, the Housing Authority will continue to review the actions taken by our maintenance personnel to ready units, once they become available. We will attempt to identify areas-if any-where the procedures can be streamlined and made more efficient.**

**Form identification:** NY046-Town of Hempstead Housing Authority Form HUD-50075-ST

## **Town of Hempstead Housing Authority**

### **PHA 5-Year 2025 to 2029 2025 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.

#### **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. 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 Green Acres location. Installation of new bathroom exhaust fans and ventilation systems. Older refrigerators were replaced with white Energy Star Rated models. Apartment windows were replaced with new vinyl double-hung windows. All Interior apartment lighting was replaced with new LED fixtures and lighting, as well as all Exterior Common Lighting. 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 will seek HUD disposition approval of this parcel pursuant to Section 18 of the Act and 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. We will continue to look at ways to improve the 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.