5 Year Strategic Plan

This document includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency Shelter Grants Programs must respond to in order to be compliant with the Consolidated Planning Regulations.

Executive Summary

Include the objectives and outcomes identified in the plan and an evaluation of past performance.

5 Year Strategic Plan Executive Summary:

The Town of Huntington is required by law every five years to prepare a consolidated Plan to receive federal funds from the US Department of Housing and Urban Development (HUD). The Consolidated Plan combines in one report important information about Town Of Huntington demographics and economic activity as well as information on the housing and economic needs of its low and moderate-income residents.

All funding recommendations for programs operated with these funds were evaluated based on their ability to help the Town of Huntington and HCDA meet the goals and priorities established in this plan.

For the next five years the Town of Huntington via HCDA is required to prepare a one year action plan to notify citizens and HUD of the Town's intended actions during that particular fiscal year. The Action Plan includes citizen input that is due annually to HUD by April 1st. The action plan is developed under HUD guidelines and serves as the application for Community Development Block Grant funds.

The Consolidated Plan is a five-year planning tool.

1) The Consolidated Plan identifies current situations, assesses and prioritizes community needs, and develops a strategy according to the Towns' long-term objectives to distribute and allocate Community Development Block Grant (CDBG) resources. These programs provide primary benefits to low and moderate-income persons, but also serve to eliminate blight conditions throughout the Town.

The purpose of this document is to enable the Huntington Community Development Agency and the Department of Housing and Urban Development to assess all program efforts and to determine whether the Town of Huntington is meeting the needs of the targeted populations.

The Consolidated plan covers fiscal years 2015 through 2019. It is prepared in compliance with the requirements of the United State Department of Housing and Urban Development (HUD) as a plan for the Town of Huntington to allocate approximately $4 million in Community Development Block Grant Funds (CDBG) over a five year period.

2) This document presents a strategy to address the following program goals: a) provide decent housing, b) provide a suitable living environment and c) provide expanded economic opportunities. The programs to address these goals are primarily aimed at families and individuals of low and moderate income, i.e. 80% of median family income.

3) The programs aim to provide decent housing. Included within this broad goal are the following:

- First, assist homeless persons to obtain affordable housing; retain the affordable housing stock; increase the availability of permanent housing that is affordable to low-income Americans without discrimination, and increase supportive housing that includes structural features and services enabling persons with special needs to live in dignity.

- Second, provide a suitable living environment.

Providing a suitable living environment includes improving the safety and livability of neighborhoods, increasing access to quality facilities and services, reducing the isolation of income groups within areas by increasing housing opportunities and revitalizing deteriorating neighborhoods, restoring and preserving natural and physical features of special value for historic, architectural, or aesthetic reasons; and conserving energy resources.

- The third major statutory goal of the program is to expand economic opportunities.

Within this goal is facilitating the creation of jobs accessible to low and very low-income persons; providing access to credit for community development that promotes long-term economic and social viability, and empowering low and very low-income persons in federally assisted and public housing to achieve self-sufficiency.

4) Housing and community development needs:

- The needs analysis provides a comprehensive evaluation of housing needs in the Town of Huntington, an estimate of needs based on HUD data, analysis of housing problems, and the analysis will be utilized to define priorities for the allocation of community development block grant funds. Community development needs can be included in:
  - Rehabilitation of private property.
  - Infrastructure improvements.
  - Economic development/job creation.
- Strategic Plan:

  The Huntington Community Development Agency Consolidated plan has set forth initiatives to address Town needs and priorities. Priority will be given to the locally-defined CDBG projects funded and must be consistent with applicable Town laws.

- Citizen Participation:

  In preparation of this consolidated plan the Town consulted and coordinated with Town Departments, County Agencies, and Public

Housing Authorities and provided a draft of the consolidated plan which was available for the review for a 30 day period.

- Introduction/Citizen Participation Plan:

  This 2015-2019 Town of Huntington Consolidated Plan has been prepared in accordance with the U.S. Department of Housing and Urban Development (HUD) consolidated plan regulations (24CFR Part 91). This is the fourth Consolidated Plan for the Town.

  The main purpose of consolidated planning is to plan through a collaborative process to define community development actions. This plan outlines the priorities by which HCDA will administer Community Development Block grant funds over the next five years.

  There are items included in the plan which will not be funded by the CDBG Program but are integral to any successful community development strategy. These items are not recommended uses for CDBG funds because they are either ineligible for such funding or are addressed by other funding sources.

  The goals of this plan reflect the three main goals of HUD's consolidated planning efforts which include:

  - Provision of decent housing.
  - Provision of a suitable living environment.
  - Expansion of economic opportunities.

  A Public Hearing was held on September 16, 2014 and on October 21, 2014 for inclusion in the Consolidated Plan. Requests for funds for CDBG funds were due on October 24, 2014. The Action Plan and Consolidated Plan were available on October 30, 2014. A public hearing was held on the plan on November 6, 2014 and comments on the plan were submitted by December 3, 3014. The Huntington Community Development Agency held a final hearing before its vote to adopt the plan on December 9, 2014.

In the past five years the Town of Huntington via the Huntington Community Development Agency and its various partners, including not-for-profits, state and county governments, has provided over 60 units of affordable housing for first time homebuyers in the Hamlet of Melville. The Town and HCDA assisted in the rehabilitation of over 80 units of low to moderate income homeowners in Huntington.

The Town with Stimulus funds has provided funds to the Housing Authority for Family Self Sufficiency. This enables families to get child care so they can find work or enroll in schools to get a better education enabling them to find employment.

The Town of Huntington has provided assistance to the Huntington Station Enrichment Center, Weekday Nursery School, Huntington Freedom Center, Rainbow Chimes and Millennium Hills. These organizations provide (or provided) support services for children whose parents are low and moderate income.

In addition, the Town of Huntington updated municipal facilities that provide support services to senior citizens and low to moderate income individuals, including the John J. Flanagan Senior Center in Huntington (including the rehabilitation of its Alzheimer

wing) and Manor Field counseling center at Manor Field Park in Huntington Station (the only Town park located in a low moderate income census tract). HCDA acquired (for a very small fraction of market value) a series of attached buildings in Huntington Station known as 1264-1266-1268 New York Ave. which included rehabilitation of space to house the Huntington Station Enrichment Center and the HCDA-operated Huntington Business Incubator. The Town and HCDA also provide meeting space to partner organizations, the Huntington Station Business Improvement District and the Town of Huntington Economic Development Corporation, that from time to time, work in collaboration with HCDA on various economic development initiatives.

The Town of Huntington and HCDA continue to partner with Long Island Housing Services, Long Island Housing Partnership, Community Development Corporation of Long Island, Family Service League, Housing Help, Inc., the Senior Housing Committee of Huntington, Inc. and other various not-for-profit housing organizations to provide housing counseling, other support and education services.

Strategic Plan

HUD does not accept plans between August 15 and November 15.

Mission: The regulations of the US Department of Housing and Urban Development (HUD) require the preparation of a Consolidated Plan covering a five year period as a pre-requisite to receiving Community Development Block Grant (CDBG) funding. The Town of Huntington has prepared this Consolidated Plan for Fiscal year 2015-2019, with a One Year Action Plan for Fiscal year 2015 covering the period beginning April 1, 2015 and ending on March 31, 2016. This enables the Town to partner with Suffolk County for HOME funding. In Fiscal year 2015 the Town anticipates receiving approximately $751,299.00 in new CDBG funds.

General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.

2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a) (1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a) (2)). Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.

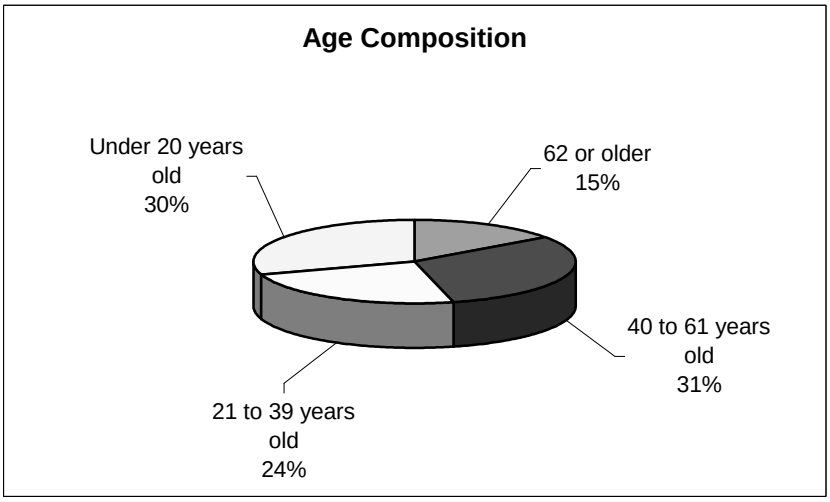
3. Identify any obstacles to meeting underserved needs (91.215(a)(3)).

5 Year Strategic Plan General Questions response:

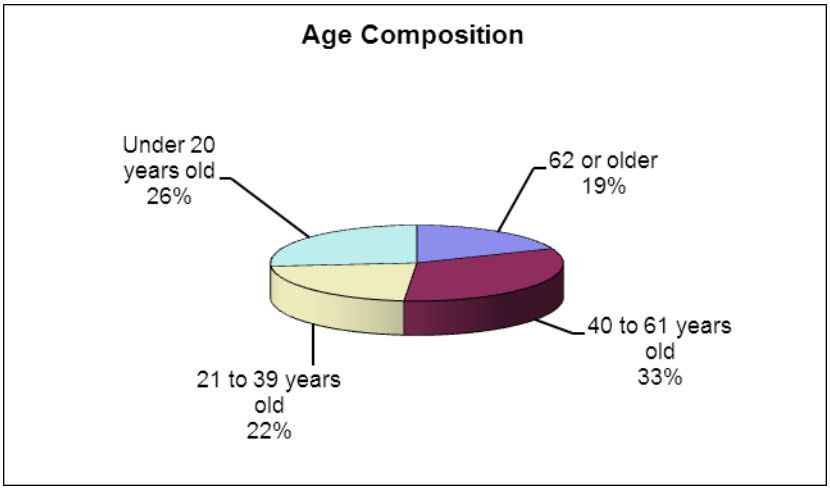
The Town of Huntington and HCDA will be utilizing the 2010 U.S. Census for analysis. The Town of Huntington has long been a residential community. The residential character of the town was primarily shaped by large-scale development of single family detached housing to accommodate the influx of relatively large households during the numerous decades following the Second World War. The relatively stable population growth of the past limited the need to depart from the pattern of large-scale single-family homes.

According to the 1980 census Huntington's population was 201,592. The 1990 census places the Town at 191,474 persons, which represents a 5% decrease in population. The 2000 census states the population at 195,289 persons, which is an increase of 3,815 persons or a 2% increase. The Town's population in 2010 was 203,264 persons, which is an increase of 4%.
The age composition of the town's population according to the 2010 census is as follows: 18.8% are 62 or older; 32.6% are 40 to 61 years old; 22.20% are 21 to 39 years old; and 26.40 % are under 20 years old.

2000



2010



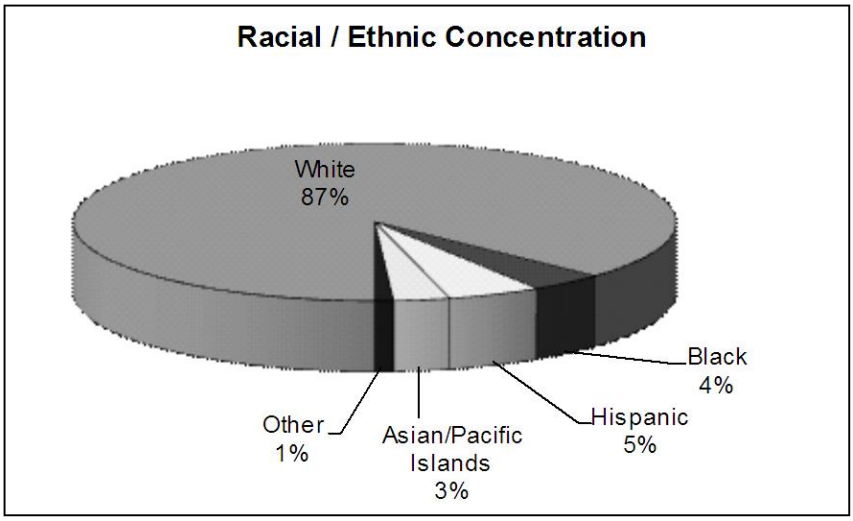
2010 Census / Population / Medium Income		
Hamlet	**Population**	**Median Household Income**
Town wide	203,264	105,426
Asharoken Village	654	105,833
Centerport	5,508	99,110
Cold Spring Harbor	5,070	136,674
Commack	36,052	109,386
Dix Hills	26,892	144,494
Eatons Neck	1,406	121,957
East Northport	20,217	102,965
Elwood	11,177	99,276
Greenlawn	13,742	95,833
Huntington	18,046	111,670
Huntington Bay	1,425	139,464
Huntington Station	33,029	72,548
Lloyd Harbor	3,660	196,875
Melville	18,985	110,125
Northport	7,401	114,271

Commack and Huntington Station are the most densely populated hamlet in the Town of Huntington. The Village of Northport is the most densely populated downtown village.

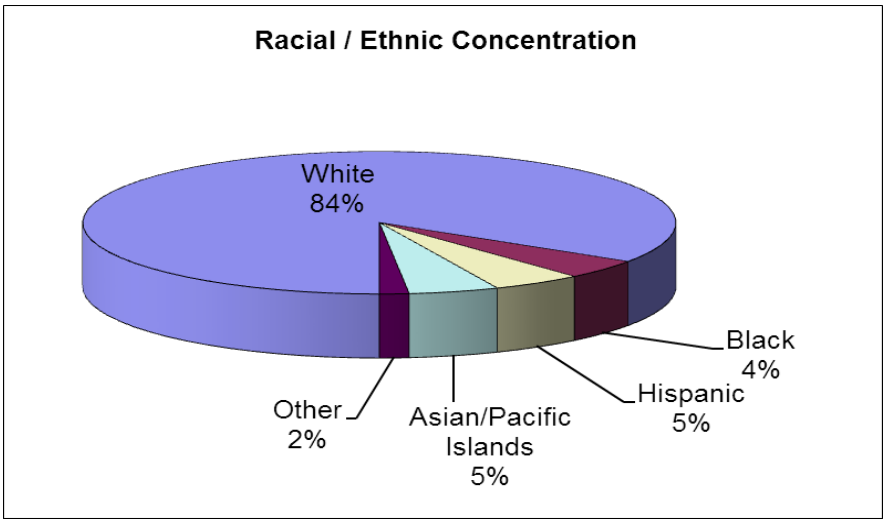
Racial / Ethnic Concentration

The racial and ethnic composes of the town as promulgated in the 2010 census: 84% White, 4% Black, 5% Hispanic, 5% Asian/Pacific Islands and 2% other. The ratios per household, based on racial composition, are not that significant.

2000



2010



Race alone (Census 2010 Summary File 1, P.4)

Race	2010	2000	1990	1980
White alone (Not Hispanic)	171,048	165,027	171,042	187,453
Black or African American	8,933	7,934	7,607	6,514
Hispanic or Latino	10,004	12,894	7,777	4,773
Native American and Alaska Native	187	211	165	147
Asian alone	10,009	6,812	4,757	2,230
Native Hawaiian/Pacific Islands	32	26	-	-
Some other race alone	344	219	-	-
Two or more races	2,707	2,216	-	-
TOTAL POPULATION	**203,264**	**195,289**	**191,474**	**201,512**

Income

Extremely Low-Income:

Defined as a family whose income is between 0 and 30 percent of the median income for the area, as determined by HUD with adjustments for smaller and larger families. HUD may make variations.

Low-Income Family:

Defined as a family whose incomes do not exceed 50 percent of the median family income for the area, as determined by HUD with adjustments for smaller and larger families. HUD may make variations.

- Range applied by HUD is 31% - 50%

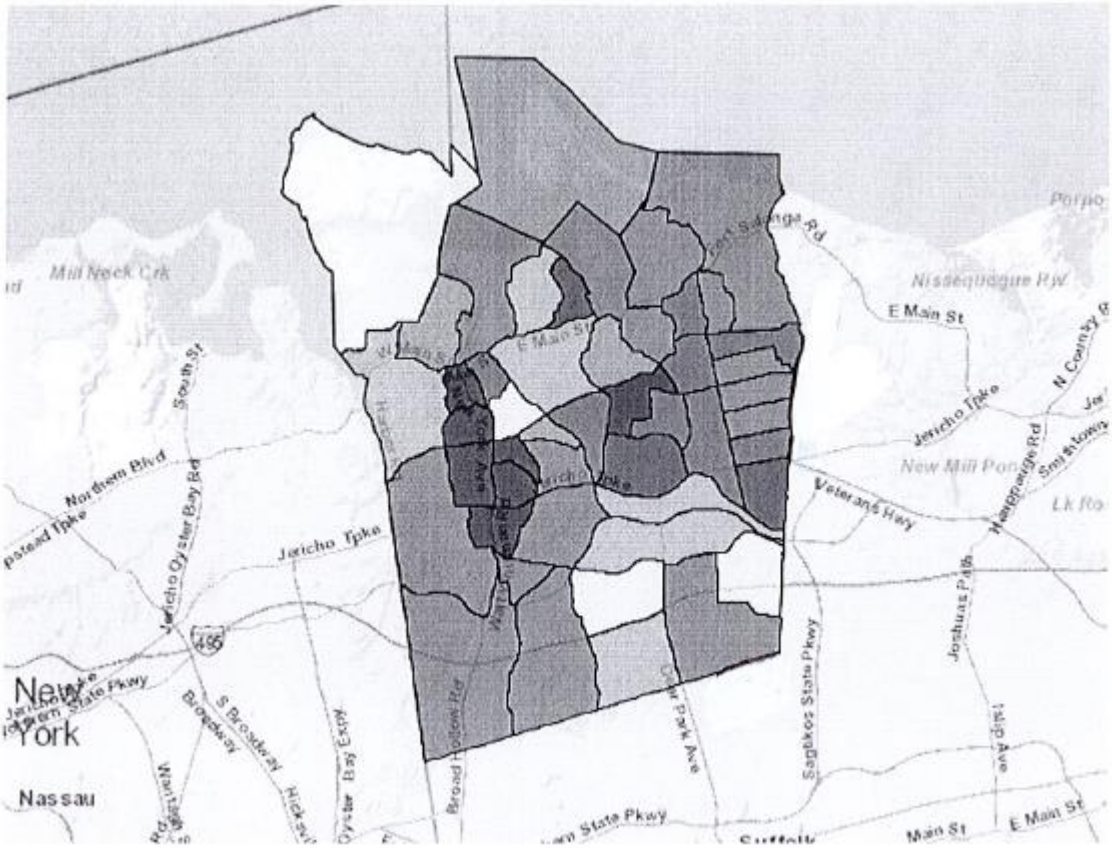
Moderate Income Family:

Defined as a family whose income does not exceed 80 percent of the median income for the area, as determined by HUD with adjustments for smaller and larger families. HUD may establish income ceilings higher or lower base on construction cost or fair market rents, or unusually high or low family incomes.

- Range applied by HUD is 51% - 80%

Household Income
The median household income for Suffolk County in the Census 2010 is $87,778.00. The median household income for the Town of Huntington in the Census 2010 is $105,426.00.

Median Income
2008-2012
Huntington town, Suffolk County, New York by Census Tract



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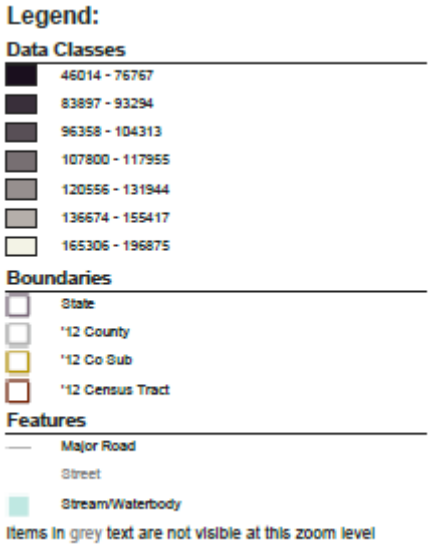
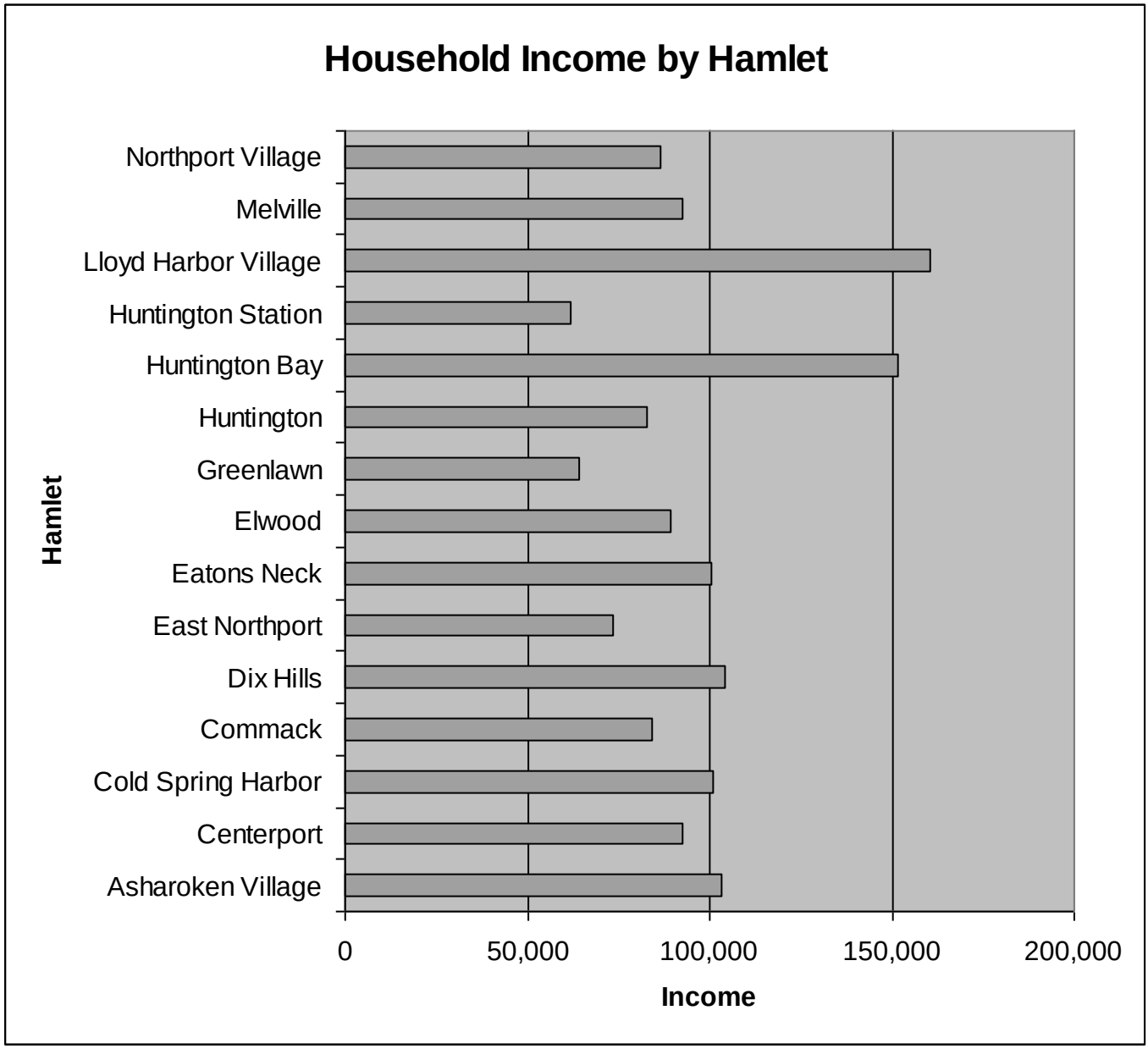


In the Town of Huntington over 48% of the population makes less than the town's household median income of $105,426.00.



	Household Income by Hamlet							
Hamlet	**Median Income**	**Less than $10,000**	**$ 10,000- $ 24,999**	**$ 25,000- $ 49,999**	**$ 50,000- $74,999**	**Total**	**Over $99,999**	**Total Household**
Asharoken Village	105,833	6	23	12	22	49	132	244
Centerport	99,110	31	169	225	306	305	989	2,025
Cold Spring Harbor	136,674	34	100	152	142	172	1,151	1,751
Commack	109,386	206	643	1,380	1,429	1,635	6,280	11,571
Dix Hills	144,494	51	372	798	757	757	5,601	8,366
East Northport	102,965	247	413	715	1,024	990	3,602	6,991
Eatons Neck	121,957	0	35	54	34	47	328	498
Elwood	99,276	34	207	313	587	645	1,735	3,521
Greenlawn	95,833	192	525	511	542	628	2,178	4,574
Huntington	111,670	129	514	859	959	734	3,942	7,137
Huntington Bay	139,464	20	33	63	57	45	417	635
Huntington Station	72,548	343	1,015	2,180	1,739	1,332	3,739	10,348
Lloyd Harbor Village	196,875	17	15	73	84	65	819	1,073
Melville	110,125	174	517	780	729	872	3,848	6,920
Northport Village	114,271	52	226	485	236	202	1,668	2,769

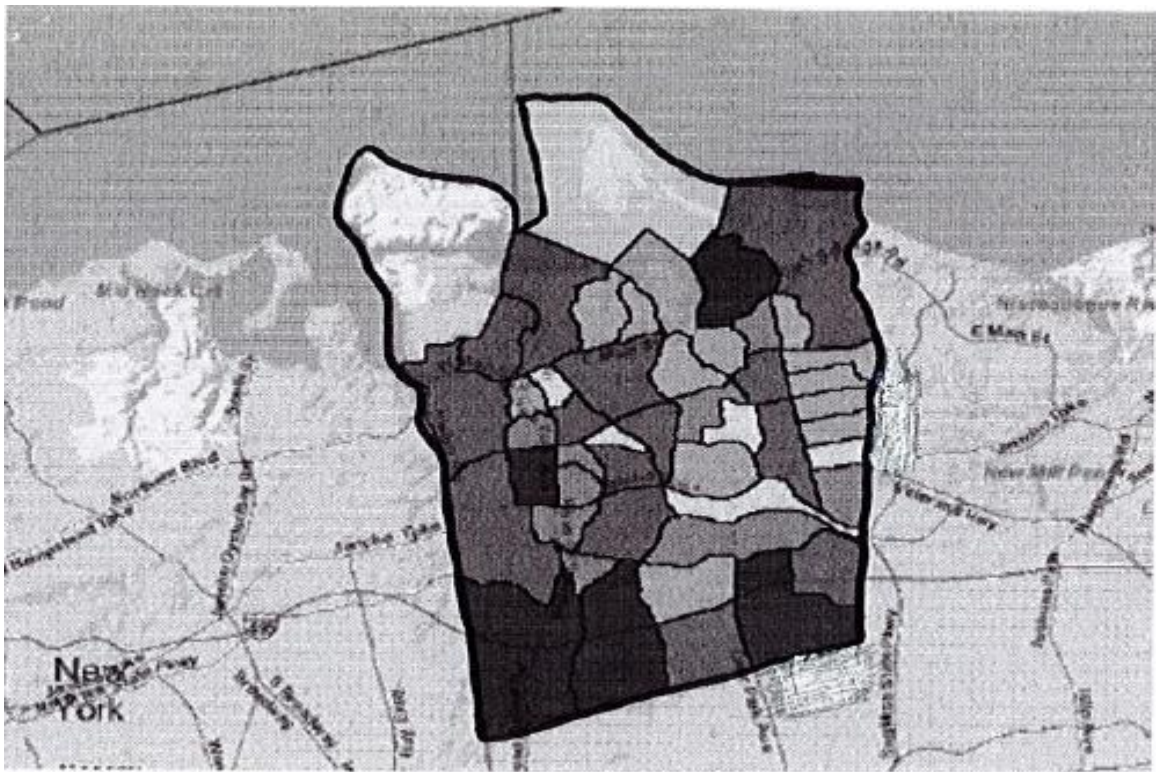
Huntington Station and Greenlawn show the lowest income with $72,548, $95,833 respectively. These hamlets are less than the Town's median household income. Huntington Station, Greenlawn, Centerport, Elwood and East Northport are below the Town's median household income as per Census 2012.

It is also worth noting that 2.3% of the Huntington households earn less-than $10,000; and 9.4% of the households' income is less than $25,000.

There are 69,311 residential units in the Town of Huntington, of which 58,266 or 84% of the units which were built before 1980. 58,139 or 83% of the units are owner-occupied housing units while the remaining 11,172 units or 17% are renter-occupied housing units. There has been a 2% decrease in homeowner occupied units in the past few years. Over 20% of the owner-occupied housing units have been residing in the same unit for over 35 years.

Geographic Allocation of Investments:

Poverty Status
2008-2012
Huntington Town, Suffolk County, New York by Census Tract



Legend:

Data Classes

- 1450 - 2404
- 2714 - 3462
- 3603 - 4399
- 4769 - 6099
- 6980 - 9053

Boundaries

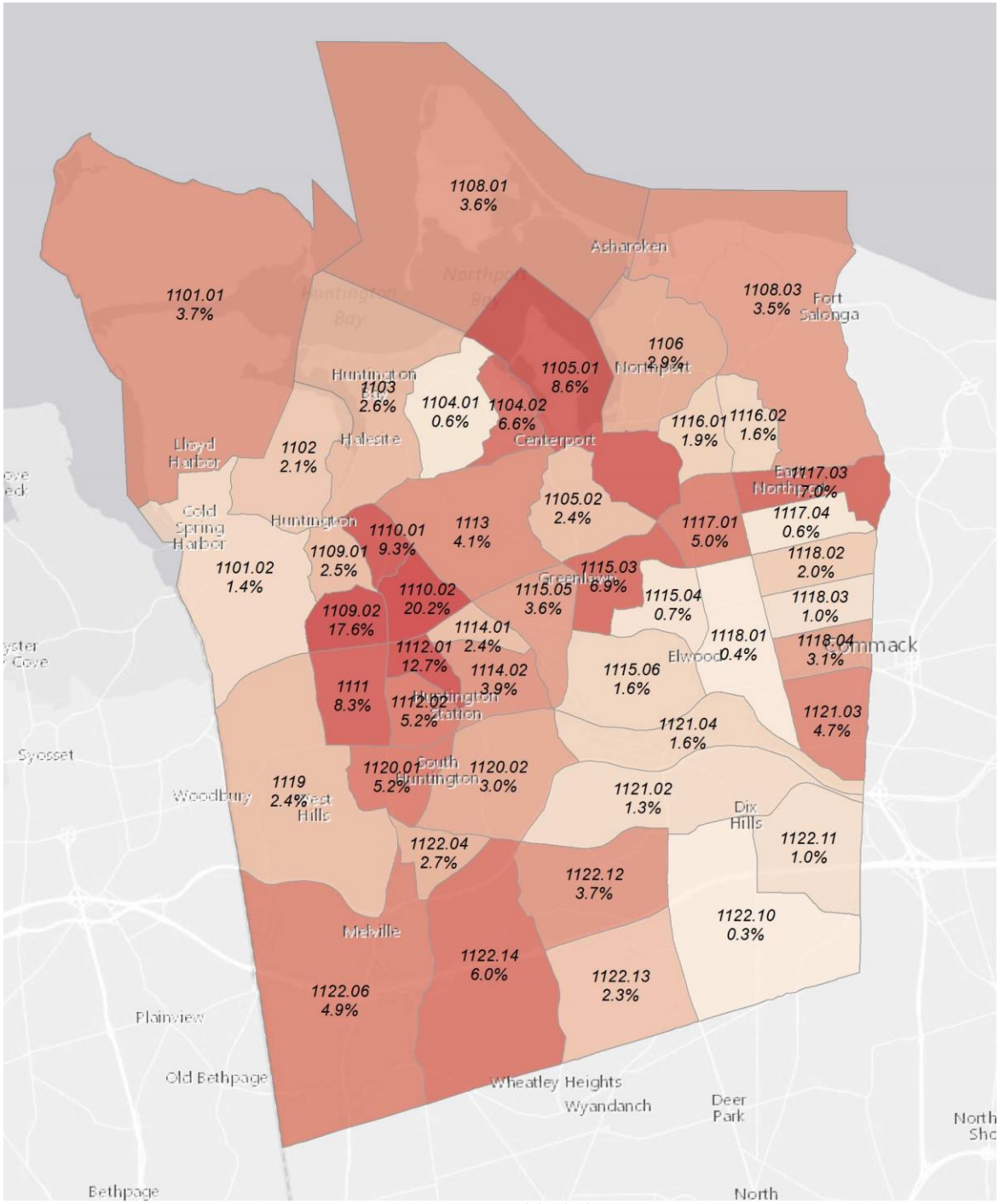
- State
- '12 County

Features

- Major Road
- Street
- Stream/Waterbody

Items in grey text are not visible at this zoom level

Town of Huntington
Poverty
Rate



Poverty Rates ACS 12_CR

The Town is focusing in the Huntington Station census tract 1110.02 for the revitalization of the core downtown area. The resources available for this comprehensive neighborhood revitalization strategy will be applied to the following types of activities:

a) Reconstruction of streets, sidewalks and drainage improvement.
b) Installation and reconstruction of parks and recreation facilities.
c) Rehabilitation of existing housing stock.
d) Removal of blight and deteriorated properties. Enforcement of state and local building codes.

The Town of Huntington via HCDA will make funding available to all of the hamlets within its jurisdiction. Thus, the Town via HCDA proposes to allocate some resources on a town wide basis to ensure that all low income persons have the chance to improve their quality of life regardless of where they live.

The Town of Huntington via HCDA has made progress in providing residents with all types of housing assistance and has created programs and opportunities for people in the low to moderate income ranges. HCDA's programmatic objectives include neighborhood revitalization and housing improvements, housing counseling, provision of affordable housing, public infrastructure improvements, economic development, employment assistance and counseling and job training via its newest initiative known as the "Huntington Community Resource Center or HORC", among others, that have been effective in meeting Agency goals. However, HCDA also recognizes that while many of its programs are working effectively to address current goals there are always evolving trends and circumstances to which the Agency must pay attention to continue to improve the quality of life for those in need.

4.4% or estimated 8,774 persons living in the Town of Huntington are living in poverty. Pockets of poverty exist in the Hamlets of Huntington Station, Greenlawn and East Northport. To reduce the number of persons with incomes below the poverty level, the Town has been working with State, County and non-profit agencies.

As noted earlier, the newly-launched Huntington Community Opportunity Resource Center is a collaborative partnership between HCDA, the Town of Huntington and Suffolk County that leverages the resources of the County's Department of Social Services and Department of Labor to provide benefits, assistance, employment counseling, programs and assistance to address unemployment, underemployment and impediments to securing employment, and providing employment leads. The goal of the program is to have DSS clients through Family Self Sufficiency gain the necessary skills to secure long-term employment and eventually become independent and earn an income above the poverty level.

Another program of the anti-poverty strategy is to provide a continuum of care for homeless persons and families. Homeless persons constitute a significant segment of the population living below the poverty line. The Huntington Community Development Agency, Suffolk County and various non-profit organizations are working together to provide a continuum of care for the homeless by:

a) Assessment and outreach to determine the needs and services of homeless family or individuals. This assessment is by a DSS caseworker or by a non-profit agency.
b) HCDA owns two emergency shelters that provide temporary housing and supportive services.
c) Transitional housing facilities where a person or family may be referred prior to placement for permanent housing. Supportive services are provided.
d) Supportive services are essential components in the continuum of care process. These include counseling, transportation, food, day care, medical assistance, independent living skills and job training.
e) Permanent housing with supportive services is the final component to the continuum of care process. In some cases, families with chronic disabilities may require on-going supportive services once they are in permanent housing.

By coordinating and working with all the activities provided by a myriad of providers the above process should ensure that families move from homelessness to self-sufficiency to independent living, thereby reducing the number of households with incomes below the poverty line.

Managing the Process (91.200 (b))

1. Lead Agency. Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.

2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.

3. Describe the jurisdiction's consultations with housing, social service agencies, and other entities, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons.

   *Note: HOPWA grantees must consult broadly to develop a metropolitan-wide strategy and other jurisdictions must assist in the preparation of the HOPWA submission.

5 Year Strategic Plan Managing the Process response:

Huntington Community Development Agency, the recipient of Community Development Block Grants, is delegated the responsibility for the preparation and the administration of the consolidated plan. HCDA is part of an extensive network that provides the services described in this submission. Over its many years, HCDA has cultivated collaborative partnerships with reputable not for profits and other organizations with outstanding track records that specialize in the provision of myriad housing, economic and human services to populations in need.

The Consolidated Plan is the collaborative effort of the following Town of Huntington Departments: Planning, General Services; Human Services, Handicapped as well as the Town of Huntington Housing Authority. At the County level (Suffolk) the following Departments also interact regularly with HCDA: Labor, Social Services, Health, Planning, Community Development and Handicapped Services. The New York Office of Mental Retardation and Development Disabilities is also a part of HCDA's fabric as

well as many not-for profit agencies including the Long Island Housing Partnership, Long Island Housing Services, Inc., Housing Help Inc., Huntington Housing Coalition, Family Service League; Huntington Chamber of Commerce and its Multicultural Committee, Tri-Community & Youth Agency (TRI-CYA), The Transitional Services of New York for Long Island, Inc., Haven Houses/Bridges Inc., Huntington Station and Huntington Village Business Improvement Districts, among others. After receiving the input from various organizations along with information from the 2010 U.S. Census and other HUD-provided statistical information the agency has developed this consolidated Plan.

Huntington Community Development Agency, via the Town's Department of Planning & Environment, received input from over 300 citizens throughout the Town to the question: "What do we intend Huntington to be in the future?"

Four fundamental elements of this future Huntington were identified as follows:

1. **Community Character**: Protect Huntington's small–town suburban character; preserve its rich heritage of historic resources; maintain and enhance its aesthetic character and identity; and practice responsible environmental stewardship.

2. **Quality of life**: provide quality schools, parks and other community facilities; promote a vibrant arts community and cultural life; provide quality housing to meet the needs of Huntington's diverse population; and continue Huntington's tradition of citizen involvement and volunteerism.

3. **Sustainable Community Structure**: Manage new development and redevelopment to protect neighborhood and village character, preserve open space, and revitalize commercial corridors; maintain a diverse employment base; develop an accessible multi-modal transportation system; and maintain sustainable water, sewer and storm water infrastructure systems.

4. **Responsive Town Government**: provide exceptional public services, programs, and facilities while continuing prudent fiscal management; provide leadership in managing growth and change; promote civil discourse and constructive dialogue on challenging issues; encourage citizens to become well-informed and actively involved in civic affairs; and promote greater intergovernmental cooperation.

Citizen Participation (91.200 (b))

1. Provide a summary of the citizen participation process.

2. Provide a summary of citizen comments or views on the plan.

3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.

4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

5 Year Strategic Plan Citizen Participation response:

Through the preparation of this plan, the Huntington Community Development Agency had the opportunity to build a unified vision for the Huntington Station Area, the Town's only low–moderate area, foster new partnership opportunities and to provide efforts that improve the entire Township of Huntington when the fiscal resources of Federal and State County Town government, and not-for-profit organizations are stretched to the breaking point. The consolidated plan is a working document that will guide in the Agency in making decisions related to the Community Development Block Grant (CDBG) program. Goals of the of the Town's participation process, as it relates to the CDBG programs are:

- Increase involvement of low and moderate persons
- Enable organizations to participate in meeting the goals and objectives identified by the community
- Allow citizens and organizations an opportunity to participate in the evaluation of funded activities

The consolidated plan is an ongoing process. During the last five years we have been involved with all levels of government and not for profits searching for additional funds for housing, Brownfields clean-ups, rehabilitation of senior housing and the handicapped, commercial and mixed-use funds to rebuild buildings and businesses in the Huntington Station area. The Agency holds numerous hearings throughout the year with the public notices of our more recent hearings appearing below:

PUBLIC NOTICE

Huntington Community Development Agency
Notice of Public Hearing
Five Year Consolidated Plan
First Year Annual Action Plan

Date: September 16, 2014
Time: 2:00 PM
Town Hall Meeting Room
Huntington, N.Y. 11743

The Huntington Community Development Agency will conduct a Public Hearing on September 16, 2014 to obtain the views and comments of interested parties for inclusion in the Agency's 5 Year Consolidated Plan and first year Annual Plan.

Title I of the National Affordable Housing Act, Title I of the Housing and Community Development Act and Title VI of the Homeless Assistance Act establish the requirements that local governments that apply for direct assistance under certain HUD programs prepare a Consolidated Plan.

The Consolidated Plan describes the Huntington Community Development Agency housing and development needs and market conditions, set out a five year strategy that established priorities for meeting those needs, identifies resources anticipated to be available for the provision of Community Development activities, affordable and supportive housing, and establishes a one year Action Plan that outlines the intended use of resources.

A Public Hearing to obtain the views of citizens, Public Agencies and other interested parties on the housing and Community Development needs of the Town of Huntington will be on September 16, 2014 at 2:00 PM in the Town Hall Meeting Room. In addition written comments may be sent to:

Huntington Community Development Agency
100 Main Street, Room 309
Huntington, N.Y. 11743

Special Accommodations:
If you require special accommodations or an interpreter please contact the Huntington Community Development Agency at 631-351-2881 at least one day prior to the hearing.

AVISO PUBLICO

Agencia de desarrollo comunitario de Huntington

Aviso de Audiencia Publica

Plan consolidado por Cinco años

Plan anual del primer año

Fecha: Septiembre 16th,2014

Hora: 2:00 PM

Sala de reuniones de la Municipalidad.

Huntington,N.Y.11743

La agencia de desarrollo comunitario de Huntington realizara una audiencia publica el 16 de Septiembre del 2014 para obtener las opiniones y comentarios de las personas que esten interesadas en ser incluidos en el plan consolidado de cinco años y el plan anual del primer año.

Titulo I de la ley Nacional de la vivienda a bajo costo.Titulo I de la ley de la vivienda de desarrollo comunitario.Titulo VI de la ley de asistencia a personas sin hogar,establecen los requisitos de los goviernos locales que solicitan asistencia directa bajo ciertos programas de HUD preparan un plan consolidado.

El plan consolidado describe la agencia de desarrollo comunitario de Huntington,las necesidades de desarrollo de vivienda y condiciones del mercado,propusimos una estrategia de cinco años que establece prioridades para satisfacer esas necesidades,identifica los recursos previstos que estaran disponibles para la presentacion de las actividades de desarrollo comunitario,alojamiento y soporte de vivienda economica y establece un plan de accion de un año que describe el uso de los recursos.

Una audiencia publica para obtener las opiniones de los ciudadanos,agencias publicas y otras personas interesadas en la necesidad de la vivienda y desarrollo comunitario de la ciudad de Huntington sera el 16 de Septiembre del 2014 a las 2:00PM en la sala de reunions de la municipalidad.Ademas pueden enviarse comentarios por escrito a:

Agencia de desarrollo comunitario de Huntington

100 Main Street,Room 309

Huntington,N.Y.11743

Adaptaciones Especiales:

Si usted require adaptaciones especiales o un interprete pongase en contacto con la agencia de desarrollo comunitario de Huntington al (631)351-2881 al menos un dia antes de la audiencia.

The North Shore News Group

The Smithtown News • The Observer
Huntington News • Commack News
The Mid Island News • Islip News

P.O. Box 805, Smithtown, NY 11787
631-265-2100 • ads@smithtownnews.com

Affidavit of Publication

To: HUNTINGTON COMM. DEVELOPMENT
100 MAIN STREET
HUNTINGTON, NY 11743

Re: Legal notice #66527

State of New York }
} *SS:*
County of Suffolk }

I, Jennifer Paley Ambro, being duly s
depose and say: that I am the Publish
The Observer, a weekly newspaper of c
circulation published in Town of Hunt
County of Suffolk, State of New York,
that a notice, of which the annexed
printed copy, was duly published in
Observer once on 09/04/14.

Jennifer Paley Ambr

Sworn to before me this 4th day of September,

Regina Rose

Regina Rosero
Notary Public, State of New
No. 01RO6086872
Qualified in Suffolk Coun
My commission expires on February 3, 2015

PUBLIC NOTICE

Huntington Community Development Agency
Notice of Public Hearing
Five Year Consolidated Plan
First Year Annual Plan

Date: September 16th, 2014
Time: 2:00 PM
Town Hall Meeting Room
Huntington, N.Y. 11743

The Huntington Community Development Agency will conduct a Public Hearing on September 16, 2014 to obtain the views and comments of interested parties for inclusion in the Agency's 5 Year Consolidated Plan and first year Annual Plan.

Title I of the National Affordable Housing Act, Title I of the Housing and Community Development Act and Title VI of the Homeless Assistance Act establish the requirements that local governments that apply for direct assistance under certain HUD programs prepare a Consolidated Plan.

The Consolidated Plan describes the Huntington Community Development Agency housing and development needs and market conditions, set out a five year strategy that established priorities for meeting those needs, identifies resources anticipated to be available for the provision of Community Development activities, affordable and supportive housing, and establishes a one year Action Plan that outlines the intended use of resources.

A Public Hearing to obtain the views of citizens, Public Agencies and other interested parties on the housing and Community Development needs of the Town of Huntington will be on September 16, 2014 at 2:00 PM in the Town Hall Meeting Room. In addition written comments may be sent to:

Huntington Community Development Agency
100 Main Street, Room 309
Huntington, N.Y. 11743

Special Accommodations:
If you require special accommodations or an interpreter please contact the Huntington Community Development Agency at 631-351-2881 at least one day prior to the hearing.

66527 9-1

PUBLIC NOTICE
Huntington Community Development Agency
Notice of Public Hearing
Five Year Consolidated Plan
First Year Annual Plan

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100 Main Street, Room 309
Huntington, N.Y. 11743

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If you require special accommodations or an interpreter please contact the Huntington Community Development Agency at 631-351-2881 at least one day prior to the hearing.

9-4-1T-10933

STATE OF NEW YORK,)
County of Suffolk,)

Peter Sloggatt, as Managing Editor, being duly sworn, deposes and says that a LEGAL NOTICE OF PUBLIC HEARING 9/16/14 appeared in THE LONG ISLANDER a weekly newspaper in Huntington, County of Suffolk, which notice annexed is a true and printed copy, was published in said newspaper on September 4, 2014

.....
Peter Sloggatt

Sworn to before me, on 9/5/14.

.....
NOTARY PUBLIC

ROBERT G. FONTI
NOTARY PUBLIC, State of New York
No.4983574
Qualified in Suffolk County
Commission Expires July 1, 2015

PUBLIC NOTICE

Huntington Community Development Agency
Notice of Public Hearing
Five Year Consolidated Plan
First Year Annual Plan

Date: October 21st, 2014
Time: 6:00 PM
Town Hall Meeting Room
Huntington, N.Y. 11743

The Huntington Community Development Agency will conduct a second Public Hearing on October 21, 2014 to obtain the views and comments of interested parties for inclusion in the Agency's 5 Year Consolidated Plan and first year Annual Plan.

Title I of the National Affordable Housing Act, Title I of the Housing and Community Development Act and Title VI of the Homeless Assistance Act establish the requirements that local governments that apply for direct assistance under certain HUD programs prepare a Consolidated Plan.

The Consolidated Plan describes the Huntington Community Development Agency housing and development needs and market conditions, set out a five year strategy that established priorities for meeting those needs, identifies resources anticipated to be available for the provision of Community Development activities, affordable and supportive housing, and establishes a one year Action Plan that outlines the intended use of resources.

A Public Hearing to obtain the views of citizens, Public Agencies and other interested parties on the housing and Community Development needs of the Town of Huntington will be on October 21, 2014 at 6:00 PM in the Town Hall Meeting Room. Applications for the Town's 2015 Community Development Block Grant continue to be available; comments may be presented orally or in writing at the hearing. Written comments may be submitted no later than October 24, 2014, 4:00 PM and sent to:

Huntington Community Development Agency
100 Main Street, Room 309
Huntington, N.Y. 11743

Special Accommodations:
If you require special accommodations or an interpreter please contact the Huntington Community Development Agency at 631-351-2881 at least one day prior to the hearing.

AVISO PÚBLICO
Agencia de desarrollo comunitario de Huntington
Aviso de Audiencia Pública
Plan consolidado por Cinco años
Plan anual del primer año.

Fecha: Octubre 21st, 2014
Hora: 6:00 PM
Sala de reuniones de la Municipalidad
Huntington, N.Y.11743.

La agencia de desarrollo comunitario de Huntington realizara una segunda audiencia pública el 21 de Octubre del 2014 para obtener las opiniones y comentarios de las personas que estén interesadas en ser incluidos en el plan consolidado de cinco años y el plan anual del primer año de la agencia.

Título I de la ley Nacional de la vivienda a bajo costo. Título I de la ley de la vivienda de desarrollo comunitario. Titulo VI de la ley de asistencia a personas sin hogar, establecen los requisitos de los gobiernos locales que solicitan asistencia directa bajo ciertos programas de HUD preparan un plan consolidado.

El plan consolidado describe la agencia de desarrollo comunitario de Huntington, y las necesidades de desarrollo de vivienda y condiciones del mercado, propusimos una estrategia de cinco años que establece prioridades para satisfacer esas necesidades, identifica los recursos previstos que estarán disponibles para la presentación de las actividades de desarrollo comunitario, alojamiento y soporte de vivienda económica y establece un plan de acción de un año que describe el uso de los recursos.

Una audiencia pública para obtener las opiniones de los ciudadanos, agencias públicas y otras personas interesadas en la necesidad de la vivienda y desarrollo comunitario de la ciudad de Huntington será el 21 de Octubre del 2014 a las 6:00PM en la sala de reuniones de la municipalidad. Aplicaciones para fondos de desarrollo comunitario de la ciudad 2015 siguen estando disponibles. Comentarios podrán presentarse verbalmente o por escrito el día de la audiencia. Comentarios por escrito pueden ser sometidos a no más tardar del 24 de Octubre del 2014 a las 4:00PM y enviados a

Agencia de desarrollo comunitario de Huntington
100 Main Street, Room 309
Huntington, N.Y.11743

Adaptaciones Especiales:

Si usted requiere adaptaciones especiales o un intérprete póngase en contacto con la agencia de desarrollo comunitario de Huntington al (631)351-2881 al menos un día antes de la audiencia.

The North Shore News Group

The Smithtown News • The Observer
Huntington News • Commack News
The Mid Island News • Islip News

P.O. Box 805, Smithtown, NY 11787
631-265-2100 • ads@smithtownnews.com

Affidavit of Publication

To: HUNTINGTON COMM. DEVELOPMENT
100 MAIN STREET
HUNTINGTON, NY 11743

Re: Legal notice #66729

State of New York }
} *SS:*
County of Suffolk }

I, Jennifer Paley Ambro, being duly sworn, depose and say: that I am the Publisher of The Observer, a weekly newspaper of general circulation published in Town of Huntington, County of Suffolk, State of New York; and that a notice, of which the annexed is a printed copy, was duly published in The Observer once on 10/02/14.

Jennifer Paley Ambro

Sworn to before me this 2nd day of October, 2014

Regina Rosero

Regina Rosero
Notary Public, State of New York
No. 01RO6086872
Qualified in Suffolk County
My commission expires on February 3, 2015

The Observe

PUBLIC NOTICE

Huntington Community Development Agency
Notice of Public Hearing
Five Year Consolidated Plan
First Year Annual Plan

Date: October 21st, 2014
Time: 6:00 PM
Town Hall Meeting Room
Huntington, N.Y. 11743

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The Consolidated Plan describes the Huntington Community Development Agency housing and development needs and market conditions, set out a five year strategy that established priorities for meeting those needs, identifies resources anticipated to be available for the provision of Community Development activities, affordable and supportive housing, and establishes a one year Action Plan that outlines the intended use of resources.

A Public Hearing to obtain the views of citizens, Public Agencies and other interested parties on the housing and Community Development needs of the Town of Huntington will be on October 21, 2014 at 6:00 PM in the Town Hall Meeting Room. Applications for the Town's 2015 Community Development Block Grant continue to be available; comments may be presented orally or in writing at the hearing. Written comments may be submitted no later than October 24, 2014, 4:00 PM and sent to:

Huntington Community Development Agency
100 Main Street, Room 309
Huntington, N.Y. 11743

Special Accommodations:
If you require special accommodations or an interpreter please contact the Huntington Community Development Agency at 631-351-2881 at least one day prior to the hearing.

66729 10-1

PUBLIC NOTICE

Huntington Community Development Agency
Notice of Public Hearing
Five Year Consolidated Plan
First Year Annual Plan

Date: October 21st, 2014
Time: 6:00 PM
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Huntington, N.Y. 11743

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100 Main Street, Room 309
Huntington, N.Y. 11743

Special Accommodations:

If you require special accommodations or an interpreter please contact the Huntington Community Development Agency at 631-351-2881 at least one day prior to the hearing.

10-2-1T-10997

STATE OF NEW YORK,)
County of Suffolk,)

Peter Sloggatt, as Managing Editor, being duly sworn, deposes and says that a LEGAL NOTICE OF FIVE YEAR PLAN appeared in THE LONG ISLANDER a weekly newspaper in Huntington, County of Suffolk, which notice annexed is a true and printed copy, was published in said newspaper on October 2, 2014

.....
Peter Sloggatt

Sworn to before me, on 10/1/14.

.....
NOTARY PUBLIC

ROBERT G. FONTI
NOTARY PUBLIC, State of New York
No.4983574
Qualified in Suffolk County
Commission Expires July 1, 2015

PUBLIC NOTICE

TOWN OF HUNTINGTON PROPOSED 5 YEAR CONSOLIDATED PLAN
ANNUAL PLAN FIRST YEAR ANNUAL PLAN
SUMMARY

Title I of the National Affordable Housing Act, Title I of the Housing and Community Development Act Title VI of the Homeless Assistance Act establishes the requirement that state and local governments, which apply for direct assistance under certain HUD programs, prepare a Consolidated Plan. The Consolidated Plan allows the Town of Huntington Community Development Agency to apply for Community Development Block Grant funds, HOME Investment Partnership Program funds and Emergency Shelter Grant funds while creating a strategy for carrying out each of these programs.

The development of a Town of Huntington Community Development Consolidated Plan was undertaken by the Huntington Community Development Agency and included the coordination and cooperation of the Town's Departments, housing providers, interested agencies and the general public.

Major components of the Proposed First Year (2015) Annual update of the 5 Year Annual Consolidated Plan (2015-2019) include an assessment of housing and community development needs, including rental assistance, homeownership opportunities, housing rehabilitation, public improvements, neighborhood revitalization, economic development and homelessness; market conditions. Statistical data is based on 2010 Census data and input from agencies dealing with special populations.

Overall housing priorities identified in the Proposed Consolidated Plan reflect a targeting of efforts to those households and unit types most in need. The Proposed Consolidated Plan identifies programs for owner occupied and rental housing, as well as addressing the needs of homeless and special needs populations. The Proposed Plan emphasizes targeting resources to lower income neighborhoods and to low and moderate-income households.

The goal of the Proposed Plan is to increase the supply of affordable housing, revitalize communities and expand economic opportunities. The Plan has been designed so that over 80% of the activities listed will benefit low and moderate-income households.

Funding for the types of activities may include the Federal Community Development Block Grant, HOME, Section 202/8 Housing for the elderly, Section 811 Housing for the Disabled, Section 8 Existing and Emergency Shelter Grant Programs; New York State Affordable Homeownership Development, and SONYMA Programs; as well as other competitive Federal and State programs available to local governmental and non-profit housing sponsors.

The Proposed Consolidated Plan includes annual goals for housing and community development activities anticipated during fiscal year 2015. An estimated $751,299.00 in new Federal funds for fiscal year 2015 is expected to be available to assist with the implementation of the activities identified.

A public hearing will be held November 6, 2014 at 2:00 PM in the Town Hall Meeting Room, 100 Main Street, Huntington, New York 11743. Comments on the Proposed Consolidated Plan should be submitted in writing no later than December 3, 2014 to:

Joan Cergol, Director
Huntington Community Development Agency
100 Main Street, Room 309
Huntington, NY 11743

Beginning on October 31, 2014, copies of the Proposed Consolidated Plan will be available for public inspection at the locations listed below:

Cold Spring Harbor Public Library
75 Goose Hill Road
Cold Spring Harbor, NY 11724

Commack Public Library
18 Hauppauge Road
Commack, NY 11725

Dix Hills Public Library
55 Vanderbilt Parkway
Dix Hills, NY 11746

Melville Public Library
510 Sweet Hollow Road
Melville, New York 11747

Harborfields Public Library
31 Broadway
Greenlawn, NY 11740

Elwood Public Library
1929 Jericho Turnpike
East Northport, N.Y. 11731

Huntington Public Library
338 Main Street
Huntington, NY 11743

Huntington Public Library
1351 New York Avenue
Huntington Station, NY 11746

Northport Public Library
151 Laurel Avenue
Northport, NY 11768

E. Northport Public Library
185 Larkfield Road
East Northport, NY 11731

South Huntington Library
145 Pigeon Hill Road
Huntington Station, NY 11746

Special Accommodations:
If you require special accommodations or an interpreter please contact the Huntington Community Development Agency at 631-351-2881 at least one day prior to the hearing.

AVISO PÚBLICO.

El Pueblo de Huntington propone un plan consolidado de 5 años

Recopilación del Plan anual del primer año.

Título I de la ley nacional de la vivienda a bajo costo. Título I de la ley de la vivienda de desarrollo comunitario. Titulo VI de la ley de asistencia a personas sin hogar, establece el requisito del Estado y los gobiernos locales que solicitan asistencia directa bajo ciertos programas de HUD preparan un plan consolidado. El plan consolidado le permite a la agencia de desarrollo comunitario de la ciudad de Huntington solicitar fondos de desarrollo comunitario (Fondos para programas de inversión de vivienda) fondos de subvenciones de refugios de emergencia, durante la creación de una estrategia para llevar a cabo cada uno de estos programas.

El desarrollo de un plan consolidado del desarrollo comunal de Huntington fue realizado por la Agencia de desarrollo comunitario de Huntington e incluye la coordinación y cooperación de los departamentos de Huntington, los proveedores dela vivienda, agencias interesadas y público en general.

Los componentes principales del propuesto primer año (2015) actualización de los 5 años del plan consolidado (2015-2019) incluyen una evaluación de la vivienda y necesidades del desarrollo comunitario, incluyendo asistencia con la renta, oportunidades de ser dueño de casa, rehabilitación de vivienda, mejoras públicas, revitalización del vecindario, desarrollo económico de memos desamparados, las condiciones del mercado. Datos estadísticos se basan en los datos del censo (2010) y el aporte de agencias relacionadas con poblaciones especiales.

En general las prioridades de la vivienda identificadas en el propuesto plan consolidado reflejan un objetivo de los esfuerzos para aquellos hogares y tipos de unidades más necesitados .El propuesto plan consolidado identifica programas para viviendas ocupadas por el dueño con alojamiento de alquiler, así como atender las necesidades de las poblaciones sin hogar y de cuidados especiales. El plan propuesto hace énfasis atendiendo los barrios de ingresos económicos más bajos y los hogares de ingresos económicos bajos o moderados.

El objetivo del plan propuesto es aumentar el suministro de viviendas a bajo costo, revitalizar a las comunidades y ampliar las oportunidades económicas. El plan ha sido diseñado para que el 80% de las actividades enumeradas beneficiará a las familias de ingresos económico bajos o moderados.

El financiamiento para los tipos de actividades puede incluir la subvención de fondos federales del desarrollo comunitario. Sección 202/8 vivienda para los ancianos, sección 811 viviendas para personas con discapacidades, sección 8 programas existentes de refugios de emergencia, desarrollo de propiedad de vivienda a bajo costo del Estado de New York, y programas de SONYMA ,así como otros programas competitivos Federales y Estatales disponibles para patrocinadores de vivienda sin fines de lucro.

El propuesto plan consolidado incluye metas anuales para la vivienda y actividades de desarrollo comunitario previstas durante el año fiscal 2015.Un estimado de$751,299.00 en nuevos fondos Federales para el año fiscal 2015 se espera que esté disponible para ayudar con la implementación de las actividades identificadas.

Una audiencia pública se llevara a cabo el 6 de Noviembre del año 2014 a las 7:00PM en la sala de reuniones de la municipalidad 100 Main Street, Huntington N.Y.11743.Comentarios sobre el propuesto plan consolidado deben enviarse por escrito a no más tardar del 3 de Diciembre del año 2014 a:

La Sra. Joan Cergol, Director

Agencia de desarrollo comunitario de Huntington

100 Main Street, Room 309

Huntington, N.Y.11743.

Comenzando el 31 de Octubre del año 2014 copias del propuesto plan consolidado estarán disponibles para que el público lo inspeccione o revise en los lugares enumerados a continuación.

Biblioteca Pública de Cold Spring Harbor
75 Goose Hill Road
Cold Spring Harbor, N.Y.11724

Biblioteca Pública de Commack
18 Hauppauge Road
Commack, N.Y.11725

Biblioteca Pública de Dix Hills
55 Vanderbilt Parkway
Dix Hills, N.Y.11746

Biblioteca Pública de Melville
510 Sweet Hollow Road
Melville,N.Y. 11747

Biblioteca Pública de Harborfields
31 Broadway
Greenlawn, N.Y.11740

Biblioteca publica de Elwood
1929 Jericho Turnpike
East Northport,N.Y.11731.

Biblioteca Pública de Huntington.
338 Main Street
Huntington, N.Y.11743

Biblioteca Pública de Huntington.
1351 New York Avenue
Huntington Station, N.Y.11746

Biblioteca Pública de East Northport
151 Laurel Avenue
Northport, N.Y.11768

Biblioteca Pública de East Northport
185 Larkfield Road
East Northport,N.Y.11731

Biblioteca de South Huntington
145 pigeon Hill Road
Huntington Station,N.Y.11746

Adaptaciones Especiales

Si usted requiere adaptaciones especiales o un intérprete póngase en contacto con la agencia de desarrollo comunitario de Huntington al (631)351-2881 al menos un día antes de la audiencia.

PUBLIC NOTICE

(Continued from page A34)

This resolution shall not take effect until thirty (30) days, unless in the meanwhile a permissive referendum as provided by the General Municipal Law is required to be held.

Dated: October 21, 2014
BOARD OF FIRE COMMISSIONERS
HUNTINGTON MANOR
FIRE DISTRICT
TOWN OF HUNTINGTON
ATTEST: BARBARA SPRINGSTEEN
Secretary

10-23-1T-11061

LEGAL NOTICE

"TO THE TAXPAYERS OF THE FIRE DISTRICT:

WHEREAS, the HUNTINGTON MANOR FIRE DISTRICT has, by appropriate resolution, established a certain capital reserve fund designated as the Capital Equipment Reserve Fund established pursuant to Section 6-g of the General Municipal Law in an account for deposit of said Capital Reserve Fund entitled, "THE HUNTINGTON MANOR FIRE DISTRICT SECTION 6-g GENERAL MUNICIPAL LAW FIREMATIC EQUIPMENT FUND" in local banks, and

WHEREAS, the purchase of one 2015 CHEVROLET SUBURBAN LTZ/RWD/4WD AND ASSOCIATED EQUIPMENT, is deemed necessary to meet the emergency needs of the residents of the HUNTINGTON MANOR FIRE DISTRICT, and

Whereas, the maximum cost to obtain one 2015 CHEVROLET SUBURBAN LTZ/RWD/4WD AND ASSOCIATED EQUIPMENT and for incidental expenses, advertising, architect, and attorney fees, is estimated to be $90,000.

IT IS RESOLVED that pursuant to the laws and regulations applicable, and in particular Section 6-g of the General Municipal Law, that such 2015 CHEVROLET SUBURBAN LTZ/RWD/4WD AND ASSOCIATED EQUIPMENT be purchased, and that the cost and expenses for such 2015 CHEVROLET SUBURBAN LTZ/RWD/4WD AND ASSOCIATED EQUIPMENT advertising, architect and attorney fees, shall be expended from the Firematic Equipment Capital Reserve Fund upon authorization of the Board of Fire Commissioners, at the maximum estimated cost of $90,000, and

BE IT FURTHER RESOLVED, that this resolution is subject to a permissive referendum as provided for in Section 6-g of the General Municipal Law. The adoption of the foregoing resolution was duly put to a vote and upon roll call the vote was as follows:

Carlo Conte, Chairman AYES
Christopher F. Fusaro, Commissioner AYES
Dane Martin, Commissioner AYES
Michael Pastore, Commissioner AYES
Raymond Spatafora, Commissioner AYES

The resolution was thereupon duly adopted

Dated: Huntington Station, NY
October 21, 2014

10-23-1T-11062

PUBLIC NOTICE
TOWN OF HUNTINGTON
PROPOSED 5 YEAR CONSOLIDATED PLAN
ANNUAL PLAN
FIRST YEAR ANNUAL PLAN SUMMARY

Title I of the National Affordable Housing Act, Title I of the Housing and Community Development Act Title VI of the Homeless Assistance Act establishes the requirement that state and local governments, which apply for direct assistance under certain HUD programs, prepare a Consolidated Plan. The Consolidated Plan allows the Town of Huntington Community Development Agency to apply for Community Development Block Grant funds, HOME Investment Partnership Program funds and Emergency Shelter Grant funds while creating a strategy for carrying out each of these programs.

The development of a Town of Huntington Community Development Consolidated Plan was undertaken by the Huntington Community Development Agency and included the coordination and cooperation of the Town's Departments, housing providers, interested agencies and the general public.

Major components of the Proposed First Year (2015) Annual update of the 5 Year Annual Consolidated Plan (2015-2019) include an assessment of housing and community development needs, including rental assistance, homeownership opportunities, housing rehabilitation, public improvements, neighborhood revitalization, economic development and homelessness; market conditions. Statistical data is based on 2010 Census data and input from agencies dealing with special populations.

Overall housing priorities identified in the Proposed Consolidated Plan reflect a targeting of efforts to those households and unit types most in need. The Proposed Consolidated Plan identifies programs for owner occupied and rental housing, as well as addressing the needs of homeless and special needs populations. The Proposed Plan emphasizes targeting resources to lower income neighborhoods and to low and moderate-income households.

The goal of the Proposed Plan is to increase the supply of affordable housing, revitalize communities and expand economic opportunities. The Plan has been designed so that over 80% of the activities listed will benefit low and moderate-income households.

Funding for the types of activities may include the Federal Community Development Block Grant, HOME, Section 202/8 Housing for the elderly, Section 811 Housing for the Disabled, Section 8 Existing and Emergency Shelter Grant Programs; New York State Affordable Homeownership Development, and SONYMA Programs; as well as other competitive Federal and State programs available to local governmental and non-profit housing sponsors.

The Proposed Consolidated Plan includes annual goals for housing and community development activities anticipated during fiscal year 2015. An estimated $751,299.00 in new Federal funds for fiscal year 2015 is expected to be available to assist with the implementation of the activities identified.

A public hearing will be held November 6, 2014 at 2:00 PM in the Town Hall Meeting Room, 100 Main Street, Huntington, New York 11743. Comments on the Proposed Consolidated Plan should be submitted in writing no later than December 3, 2014 to:

Ms. Joan Cergol, Director
Huntington Community Development Agency
100 Main Street, Room 309
Huntington, NY 11743

Beginning on October 30, 2014, copies of the Proposed Consolidated Plan will be available for public inspection at the locations listed below:

Cold Spring Harbor Public Library
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Cold Spring Harbor, NY 11724
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31 Broadway
Greenlawn, NY 11740
South Huntington Library
145 Pigeon Hill Road
Huntington Station, NY 11746
Elwood Public Library
1929 Jericho Turnpike
East Northport, N.Y. 11731

Special Accommodations:

If you require special accommodations or an interpreter please contact the Huntington Community Development Agency at 631-351-2881 at least one day prior to the hearing.

10-23-1T-11063

NOTICE TO BIDDERS

Public Notice is hereby given that separate sealed BIDS for the 2013 CAPITAL RESERVE at Cold Spring Harbor Central School District will be received until 11:00 a.m. prevailing time on THURSDAY, NOVEMBER 13, 2014 at the Business Office of Cold Spring Harbor School District, located at 75 Goose Hill Road, Cold Spring Harbor, New York, 11724, Attention Dr. William P. Bernhard – Assistant Superintendent for Business, at which time they will be publicly opened and read aloud.

All bids are to be submitted within the bid envelopes provided with the bid documents.

The work shall be as follows:
CONTRACT #1 – general construction
(NEW CONSTRUCTION)
CSH JR/SR HS STORAGE BUILDING
#58-04-02-06-2-016-001

Plans and specifications may be examined and obtained at the Office of the Architect, John A. Grillo Architect, P.C., (631-476-2161) located at 1213 Main Street, Port Jefferson, NY, 11777, between the hours of 9:00 a.m. and 4:00 p.m. daily, except Saturdays, Sundays and Holidays on or after THURSDAY, OCTOBER 30, 2014.

A plan deposit of $50 is required, in the form of a business check (no cash accepted) made payable to COLD SPRING HARBOR CSD. This deposit shall be refunded to each Bidder only if the plans and specifications are returned, in good condition, within (30) calendar days after the bid opening date. All deposits shall be forfeited to the School District after the (30) days have elapsed.

ANY PERSON OR CORPORATION WHO FAILS TO SUBMIT A BID SHALL FORFEIT THEIR PLAN DEPOSIT IN ITS ENTIRETY.

Each Bidder must deposit, with his bid, security in an amount not less than 10% of the base bid and all Alternate Bids in the proper form subject to the conditions set forth in the Instructions to Bidders (Page 3).

Attention of the Bidders is specifically directed to the minimum wage rates to be paid under the contract, as well as to other provisions set forth in the Instructions to Bidders, General Conditions and Special Supplementary Conditions.

Each Bidder will also be required to show, to the satisfaction of the Board of Education that he is carrying Workers' Compensation Insurance as required by law and all other Insurance in amounts not less than that specified under the General Conditions.

Performance Bonds and Labor/Material Bonds, as called for in the General Conditions are a requirement of each contract.

The Board of Education reserves the right to reject any or all bids submitted, to waive any informality or irregularity in any bid, and/ or to accept any bid in whole or in part and/ or to award or not award the contract, if in the opinion of the Board of Education, the best interest of the School district will thereby be served. This invitation is an offer to receive bids for a contract. The successful Bidder will be required to execute a formal contract, in the form contained in the Contract Documents.

All bids received after the time stated in the Notice to Bidders will not be considered and will be returned unopened to the bidder. The bidder assumes the risk of any delay in the mail or in the handling of the mail by employees of the School District. Whether sent by mail or by means of personal delivery, the bidder assumes responsibility for having his bid deposited on time at the place specified.

Each Bidder shall agree to hold his/her bid price for (45) days after the formal bid opening.

Per Article 8, Section 220 of the New York State Labor Law, every contractor and sub-contractor shall submit to the School District within (30) days after issuance of its first payroll, and every thirty (30) days thereafter, a transcript of the original payroll record, as provided by this article, subscribed and affirmed as true under penalties of perjury. The School District shall be required to receive and maintain such payroll records. The original payrolls or transcripts shall be preserved for (5) years from the completion of the work on the award project.

ORDER OF: BOARD OF EDUCATION
COLD SPRING HARBOR CENTRAL S.D.
COMMUNITY CENTER
75 GOOSE HILL ROAD
COLD SPRING HARBOR, NY 11724
DR. WILLIAM BERNHARD
INTERIM ASSISTANT SUPERINTENDENT FOR BUSINESS

10-23-1T-11064

LEGAL NOTICE
TO THE TAXPAYERS OF THE HUNTINGTON FIRE DISTRICT

NOTICE IS HEREBY GIVEN, that a resolution was duly adopted by the Board of Fire Commissioners of the HUNTINGTON FIRE DISTRICT, Town of Huntington, County of Suffolk, State of New York, on the 14th of October 2014, subject to permissive referendum as provided for by the General Municipal Law.

An extract of the resolution is as follows:

WHEREAS, the purchase of a CHIEFS VEHICLE in accordance with the requirements of the New York State Labor Law, is deemed necessary to meet the emergency services needs of the residents of the HUNTINGTON FIRE DISTRICT, and

IT IS RESOLVED that pursuant to the laws and regulations applicable, and in particular Section 6-g of the General

(Continued on page A36)

The North Shore News Group

The Smithtown News · The Observer
Huntington News · Commack News
The Mid Island News · Islip News

P.O. Box 805, Smithtown, NY 11787
631-265-2100 · ads@smithtownnews.com

Affidavit of Publication

To: HUNTINGTON COMM. DEVELOPMENT
100 MAIN STREET
HUNTINGTON, NY 11743

Re: Legal notice #66849

State of New York }
} *SS:*
County of Suffolk }

I, Jennifer Paley Ambro, being duly sworn, depose and say: that I am the Publisher of The Observer, a weekly newspaper of general circulation published in Town of Huntington, County of Suffolk, State of New York; and that a notice, of which the annexed is a printed copy, was duly published in The Observer once on 10/23/14.

Jennifer Paley Ambro

Sworn to before me this 23rd day of October, 2014

Regina Rosero

Regina Rosero
Notary Public, State of New York
No. 01RO6086872
Qualified in Suffolk County
My commission expires on February 3, 2015

be conducted on Thursday, November 13, 2014, at 9:00 AM. Please assemble at the Village Hall lobby (224 Main Street).

PUBLIC OPENING: Sealed bids for the project will be received by the Village Clerk in the Village Hall, 224 Main Street, Northport, NY 11768 until 11:00 A.M., local time, on Friday, December 12, 2014 at which time they will be publicly opened and read aloud. No bids will be accepted after said hour. Bids sent through the U.S. Postal Service or other delivery services are done so at the bidder's own risk. Facsimile or photo copies of bids will not be accepted. Bids should be plainly marked: "Bid No. 2014-4."

GENERAL DESCRIPTION OF WORK: The work to be done under this Contract and in accordance with the Contract Documents consists of

NOTICE OF ENACTM
Local Law No. 37-20
NOTICE IS HEREBY
that the Town Board of th

INCORPORATED VIL
OF NORTHPORT, SUF
COUNTY, NEW YORK
Northport, NY 11768
Donna M. Koch
October 23, 2014
Village Clerk
668

The North Shore News Gr

The Smithtown News • The Observer
Huntington News • Commack News
The Mid Island News • Islip News

P.O. Box 805, Smithtown, NY 11787
631-265-2100 • ads@smithtownnews.c

Affidav

To: HUNTINGTON COMM. I
100 MAIN STREET
HUNTINGTON, NY 11

Re: Legal notice #668

State of New York

County of Suffolk

I, Jennifer Paley
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The Observer, a w
circulation publi
County of Suffolk
that a notice, of
printed copy, was
Observer once on

Sworn to before me t

Not

My comm

PUBLIC NOTICE

TOWN OF HUNTINGTON PROPOSED 5 YEAR CONSOLIDATED PLAN
ANNUAL PLAN FIRST YEAR ANNUAL PLAN
SUMMARY

Title I of the National Affordable Housing Act, Title I of the Housing and Community Development Act Title VI of the Homeless Assistance Act establishes the requirement that state and local governments, which apply for direct assistance under certain HUD programs, prepare a Consolidated Plan. The Consolidated Plan allows the Town of Huntington Community Development Agency to apply for Community Development Block Grant funds, HOME Investment Partnership Program funds and Emergency Shelter Grant funds while creating a strategy for carrying out each of these programs.

The development of a Town of Huntington Community Development Consolidated Plan was undertaken by the Huntington Community Development Agency and included the coordination and cooperation of the Town's Departments, housing providers, interested agencies and the general public.

Major components of the Proposed First Year (2015) Annual update of the 5 Year Annual Consolidated Plan (2015-2019) include an assessment of housing and community development needs, including rental assistance, homeownership opportunities, housing rehabilitation, public improvements, neighborhood revitalization, economic development and homelessness; market conditions. Statistical data is based on 2010 Census data and input from agencies dealing with special populations.

Overall housing priorities identified in the Proposed Consolidated Plan reflect a targeting of efforts to those households and unit types most in need. The Proposed Consolidated Plan identifies programs for owner occupied and rental housing, as well as addressing the needs of homeless and special needs populations. The Proposed Plan emphasizes targeting resources to lower income neighborhoods and to low and moderate-income households.

The goal of the Proposed Plan is to increase the supply of affordable housing, revitalize communities and expand economic opportunities. The Plan has been designed so that over 80% of the activities listed will benefit low and moderate-income households.

Funding for the types of activities may include the Federal Community Development Block Grant, HOME, Section 202/8 Housing for the elderly, Section 811 Housing for the Disabled, Section 8 Existing and Emergency Shelter Grant Programs; New York State Affordable Homeownership Development, and SONYMA Programs; as well as other competitive Federal and State programs available to local governmental and non-profit housing sponsors.

The Proposed Consolidated Plan includes annual goals for housing and community development activities anticipated during fiscal year 2015. An estimated $751,299.00 in new Federal funds for fiscal year 2015 is expected to be available to assist with the implementation of the activities identified.

A public hearing will be held November 6, 2014 at 2:00 PM in the Town Hall Meeting Room, 100 Main Street, Huntington, New York 11743. Comments on the Proposed Consolidated Plan should be submitted in writing no later than December 3, 2014 to:

Ms. Joan Cergol, Director
Huntington Community Development Agency
100 Main Street, Room 309
Huntington, NY 11743

Beginning on October 30, 2014, copies of the Proposed Consolidated Plan will be available for public inspection at the locations listed below:

Cold Spring Harbor Public Library
75 Goose Hill Road
Cold Spring Harbor, NY 11724

Commack Public Library
18 Hauppauge Road
Commack, NY 11725

Dix Hills Public Library
55 Vanderbilt Parkway
Dix Hills, NY 11746

Melville Public Library
510 Sweet Hollow Road

Melville, New York 11747

Harborfields Public Library
31 Broadway
Greenlawn, NY 11740

Elwood Public Library
1929 Jericho Turnpike
East Northport, N.Y. 11731

Huntington Public Library
338 Main Street
Huntington, NY 11743

Huntington Public Library
1351 New York Avenue
Huntington Station, NY 11746

Northport-E. Northport Public Library
151 Laurel Avenue
Northport, NY 11768

Northport-E Northport Public Library
185 Larkfield Road

East Northport, NY 11731

South Huntington Library
145 Pigeon Hill Road
Huntington Station, NY 11746

Special Accommodations:
If you require special accommodations or an interpreter please contact the Huntington Community Development Agency at 631-351-2881 at least one day prior to the hearing.

66849 10-4

Summary of Community Concerns

The following is a list issues of importance that have been raised in the Town's various public meetings, and through discussions with partner organizations:

- Need for affordable homes for seniors and post retirement
- More non-age restricted rental units are needed
- Job training and development
- Fair housing education and counseling
- Public facilities for seniors and youth
- Huntington Station revitalization requires continued public commitment

Please refer to page 108 regarding the letters received by the Community Development Agency during the comment period. Please refer to page 108 for the Agency's responses.

Note: all the verbatim minutes of the board meetings are in the Town of Huntington Community Development Office.

The public was also afforded the opportunity to speak at the December 9, 2014 agency board meeting prior to a vote being taken.

Institutional Structure (91.215 (i))

1. Explain the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, and public institutions.

2. Assess the strengths and gaps in the delivery system.

3. Assess the strengths and gaps in the delivery system for public housing, including a description of the organizational relationship between the jurisdiction and the public housing agency, including the appointing authority for the commissioners or board of housing agency, relationship regarding hiring, contracting and procurement; provision of services funded by the jurisdiction; review by the jurisdiction of proposed capital improvements as well as proposed development, demolition or disposition of public housing developments.

5 Year Strategic Plan Institutional Structure response:

Institutional Structure:

The institutional structure involved in the creation of Consolidated Plan is comprehensive and extensive. In addition to the Huntington Community Development Agency as the Lead Agency; the structure involves the public, municipal officially, not-for-profit organizations, churches and community organizations, and other public institutions.

The Town of Huntington Supervisor is Chairperson of the Huntington Community Development Agency and is elected to a four year term. The Town of Huntington elected Council Members serve a four year term and serve as Board members of The Huntington Community Development Agency.

The Town Supervisor and Town Board Members appoint the Huntington Housing Authority (HHA) Board Members. The (HHA) Board of commissioners is responsible for all hiring, contracting and procurement activities of the Housing Authority. There are no plans to demolish or dispose of any of the public housing units.

In addition to participating in the development of the plan, most of these organizations participate in the implementation of the plan. They achieve this through their participation in the development of their programs which address the priorities outlined in the Consolidated Plan. These organizations provide the delivery system, Town, County, State and Not-for-Profits.

Listed on the next few pages are the organizations and agencies that were involved in developing process of the consolidated plan. Used are the 2010 census reports, Continuum of Care Super NOFA application, and other studies noted.

Intergovernmental cooperation between Town, State, County, and private organizations are an integral part of the implementation of the Town of Huntington's Consolidated Plan.

The Town will carry out affordable and supportive housing strategies through the Town's own resources, together with assistance from other public institutions, various not-for-profit organizations, and the private business community.

The following is the institutional structure of the Town of Huntington and departments that work together with the Community Development program.

Assessor

The mission of the Assessor's office is to maintain the Town Assessment Roll in a current, accurate, and equitable manner. Once finalized, the annual Town Assessment Roll becomes the tax base which is utilized to apportion the annual Town tax warrant, currently over $700 million. In turn this tax warrant funds the local budgets of the Town, County, Schools, Libraries, and special districts such as fire, water, ambulance, sewer, refuse and lighting districts.

The Assessor's office is responsible for the administration and processing of the thousands of property tax exemptions allowed under State and Local laws, such as the following: veterans; senior citizens and low-income; home improvements; disability and low-income; agricultural commitments; religious and non-profits.

Audit & Control

The Department of Audit and Control is to provide financial management information to the chief financial officer and to the Town Board as well as to provide the legally required audit functions: purchasing division, payroll, and data processing.

Engineering Services

The Department of Engineering Services is a multi-functional department providing a variety of engineering services to the Town. The mission is to provide, where applicable, safe, compliant and economic engineering designs, oversight and

construction management on construction and renovation projects in the Town, both in the public and private sector. It is divided into 5 divisions:

a) The Engineering Division is responsible for the housing design and development of the plans and specifications for the renovations and new construction projects in the Town.
b) Building and Housing Division is responsible for the administration of the building permit process.
c) Transportation and Traffic Safety Division is responsible for promoting the safe and efficient movement of people and goods over the Town's roadway network and insures that the Town's system of roads has adequate interconnect with all the State and County roads within the confines of the Huntington town line.
d) The Fire Prevention Bureau is responsible for enforcing fire safety issues throughout the Town. The Bureau also administers an on-going fire safety education program.
e) Dix Hills Water District is a public water district, which supplies water to an area with a population of 34,300.

Environmental Waste Management

To develop and implement programs and polices designed to protect and enhance the quality of the environment within the Town of Huntington as it relates to solid waste. To develop policy and draft Town legislation pertaining to matters that would protect or improve the quality of the environment or natural resources of the Town by providing programs that deal with solid waste and its effective treatment or disposal.

General Services

The mission of this Department is to provide the maintenance services for all Town owned facilities and vehicles. It is divided into six Divisions:

a) The Building and Ground Maintenance Division is responsible for the routine maintenance, building repair and custodial services of all Town-owned facilities.
b) The Vehicle Maintenance Division is responsible for maintaining and repairing vehicles and equipment owned by the Town.
c) The Hart Bus operations division is responsible for operating and maintaining twenty-two vehicles used in the Town's Transit program. Hart handles trip requests from the approximately 600-elderly/disabled individuals, who are registered for its para-transit program. Hart also delivers meals to residents who are registered with Division of Senior Citizen's Home Delivered Meal program.
d) Dix Hills Park facility is responsible for building and grounds maintenance.
e) Crab Meadow Golf Course division is responsible for ground maintenance for an eighteen-hole golf course.
f) Street lighting division is responsible for routine maintenance of approximately 21,500 streetlights within the Town.

Highway Department
The Highway office is responsible for the maintenance and repair of over 800 miles of streets, roads, and right-of-ways. They are also responsible for the maintenance of all existing drainage systems, which includes recharge basins, over flow pools, catch basins, and drainage pipe.

Human Services

The Human Services Division, which includes, but is not limited to, the following programs:

a) Senior Citizens: This division is responsible for providing Huntington's senior citizens with diversified programs and services, enabling them to remain active, involved, and as independent as possible.
    i. Nutrition provides nutritious meals at senior centers and satellite locations as well as to homebound seniors in the Town.
    ii. Adult Day Care addresses the need of those who require a social environment and promotes social interaction with peers, emotional support, intellectual and physical stimulation.
    iii. Eisep/Home AID, caregiver and residential repair programs provide in home services that assist seniors, enabling them to remain in their homes.
    iv. Recreational Programs are provided at the Village Green and the Centerport Beach House).
b) Handicapped Services: this division is the focal point for the Town's efforts to make sure all of its services and programs are available to everyone.
c) Women's Division: The focus is on women in the workplace, arts, education, health, and family.

Maritime Services
The Mission of the Department of Maritime Services is to operate, maintain, and manage all of the Town's waterfront facilities such as beaches, beach pavilions, waterfronts parks, picnic areas, boardwalks, and docks. To provide law enforcement for one-water boating/personal watercraft activities, maintain channel safety markers and to oversee or manage natural marine, resource programs and environmental matters pertaining to the marine ecosystem.

Parks and Recreation
The Recreation Administration office provides Town of Huntington residents with recreational facilities, programs and activities. The administrative office of Parks and Recreation handles the registration of all programs.

Planning and Environment
The Mission of the Department of Planning and Environment is to assure safe, healthy, and productive as well as both aesthetically and culturally pleasing surroundings for all people of Huntington. Attain the widest range of beneficial uses of the environment without desecration, risk to health or safety or other undesirable consequences. Preserve important historic cultural and natural aspects of our heritage and maintain an environment, which supports diversity and variety of individual choice. Achieve a balance between population and resource use, which will permit high standards of living and a wide sharing of the Town of Huntington, not only during this generation but also in each succeeding generation.

Tasks performed: site plan reviews: subdivision review; zone change applications; SEQRA compliance; land acquisitions; parks planning and improvements among other related activities.

Public Safety
The Public Safety Department has three divisions that protect the health, safety, and welfare of Huntington residents.

a) Security Division: This area is responsible for the enforcement of parking regulations as outlined in the parking provisions of the Uniform Traffic Code of the Town.
b) Code Enforcement Division: responsibilities include the enforcement of the Code of the Town of Huntington and any state and local laws affecting the Town. Inspections are preformed to determine compliance with codes, laws, and requirements.
c) Animal Control Division: It's responsible for enforcing the code of the Town of Huntington and any state or local laws or regulations, pertaining to the control of animals.

Town Attorney
The Town Attorney's primary mission is to act as the attorney for the Town Board and all the Town officers in their official capacities and to represent the Town Board in all proceedings, undertakings and activities in which the Town Board of the Town of Huntington is concerned or involved.

Town Clerk
The Town Clerk serves as Secretary to the Town Board and Board of Trustees and keeps a complete and accurate record of the proceedings of each meeting and public hearing. They act as a licensing agent for the State and the Town and issue licenses and permits according to statute and local laws and ordinances in the Town Code. They serve as Commissioner of Special Elections for the Town. They also accept service of notices of claim against the Town.

Youth Bureau
The Town of Huntington, Youth Bureau and Youth Board and joint youth projects/drug and alcohol funding were established to address the problems and challenges of drug and alcohol usage in the Town of Huntington as well as the interest and welfare of the youth and their families. It has evolved over the past eighteen years to be a model and lead Agency for the social services. Foster positive connections to self, family, and community.

New York State

The Division of Housing and Community Renewal (DHCR) provides grants and loans for the construction, rehabilitation, and improvement of affordable housing; Low Income Tax Credit Program, Administers the Housing Trust Fund Program.

The Affordable Housing Corporation (AHC) provides grants and loans for the development of first time homeowner housing under the Affordable Home Ownership Development program.
State of New York Mortgage Agency provides low interest, low down payment loans to first-time homebuyers.

The Department of Social Services (NYS DSS), together with non-profit sponsors, develops permanent, supportive, transitional, and emergency housing and supportive programs targeted specifically to the lowest income households. These funds are available to not-for-profit homeless providers.

The State Office for the Aging (SOFA) provides community-based programs in home aging services and assistance to persons aged sixty and over. This assistance includes such services as congregate and home delivered meals, transportation, homecare, housing counseling, legal services, etc. SOFA administers these programs through county-based area agencies provided through a combination of federal, state, and local funding.

SOFA with other agencies plans and administers a variety of programs such as the Restore Home Program, Home Energy Assistance program, Job Training, Pre-retirement Counseling program, Resident Advisor program in housing developments, Shared Housing Development program; Matching partners for Home Sharing and with others.

These services and educational initiatives of the State Office for the Aging enhance the capacity of the Town's older population to continue to live independently in a viable housing environment.

The Office of Mental Health supports the not-for-profit sector in the development of housing and residential services for the mentally ill. These developments require little review or local approval.

The Office of Mental Retardation and Developmental Disabilities (OMRDD) directly provides, or contracts with agencies, to provide long-term housing services to developmentally disabled individuals.

Federal Government

The Department of Housing and Urban Development (HUD) provides funding for all four grants that are contained in the Consolidated Plan. The Town of Huntington only qualifies for Community Development Funds directly; the other funds are competitive for the Town.

Suffolk County

The Suffolk County Community Development Agency and the Town have formed a consortium for The Home Funds allocated by the Department of Housing and Urban Development. These funds assist first time homebuyers and the rehabilitation of existing homes.

The Suffolk County Department of Law, Division of Real Estate can provide tax defaulted, vacant, or otherwise abandoned property to the CDA for development of scattered-site low-income housing. The CDA pays back taxes or uses existing funds to secure the property, and then passes the property to another non-profit developer for development of affordable housing.

Suffolk County Department of Social Services (DSS) has a major role in providing housing services for Town of Huntington homeless population and by choosing the location and type of housing where those eligible for public assistance live. The public assistance provided through DSS is a key component to the financial viability of a number of the homeless housing improvements recommended in the consolidated plan.

Suffolk County Department of Health Service plays a major role in the approval of new development programs, particularly relating to the review and approval of sewage disposal systems.

Local Business Organizations

Huntington Chamber of Commerce

Incorporated in 1925 as a Chamber of Commerce in the Village of Huntington, the Huntington Township Chamber of Commerce represents the interests of business, industry, financial service, not-for-profit and other professionals within the greater Huntington area. Its mission is the promotion of business, economic development and job creation through the coordinated effort of its membership.

The Chamber is dedicated to serving the needs of its members through government advocacy, networking, community development and education. In fulfilment of its service and community goals, the Chamber develops public policy positions; provides networking opportunities to create a stronger business environment; collects and analyzes data for dissemination of vital information and promotes economic development, job growth, education and an enhanced quality of life for all Long Islanders.

Huntington Station Business Improvement District

The Huntington Station B.I.D. district begins at the Big H Shopping Center and extends south to Jericho Turnpike, including Depot and West Hills Roads to the east and west. The B.I.D. Board is responsible for the allocation of a $90,000 annual budget toward projects that seek to beautify the area, as well as improve sanitation and security. Capital improvement projects may also be undertaken. Annual budget monies are derived from a special taxing district levied solely upon commercial property owners within the boundaries of the B.I.D. district.

Not-For-Profit Organizations

This is a small listing of just some of the not-for-profits with which HCDA is working:

The Senior Housing Committee of Huntington, Inc.

The Huntington Senior Division is the major supplier of 202 housing in Huntington. It has built over 600 units of 202 and 811 housing units in Huntington since 1980.

Long Island Housing Partnership

The Partnership, which includes more than 150 member organizations and businesses, has built more than 1,300 affordable housing units in 15 years, including more than 75 units now being developed in Suffolk and Nassau Counties. It also offers counseling of first time home buyers; other education and training, including the First Home Club, a 10-month program for new home buyers that result in matching down payment assistance grants.

Long Island Housing Services, Inc.

Long Island Housing Services, Inc. provides counseling, outreach and educational service for the Town and promotes awareness of fair housing rights and obligations, and more affordable housing conditions in the rental market.

Family Service League

Family Service League is a not-for-profit, nationally accredited non-sectarian human service agency. FSL manages one of the largest and most comprehensive networks of care for individuals, children and families across Suffolk County, New York.

Housing Help Inc.

There goals are to help low and moderate income families find safe, decent affordable housing; to assist families involved in the purchase and refinancing process; to help homeowners avoid foreclosure; and to increase the supply of affordable family housing.

The Transitional Services of New York for Long Island, Inc. Haven House/Bridges Inc.

Haven House/Bridges, Inc. (HHB) was formed in 1995 by the merger of two separate homeless housing programs. Haven House was established by, the Huntington Coalition for the Homeless in 1988. Also opened in 1988, Bridges was initiated by Transitional Services of New York for Long Island, Inc. (TSLI). Though separately incorporated, TSLI and HHB are under the same management. TSLI and HHB are not-for-profit corporations with 501© (3) status. Haven House/Bridges operates several programs that serve the homeless on Long Island, New York. They currently lease two buildings from the Huntington Community Development Agency.

Strengths and Gaps

While there are certainly unmet needs within the Town of Huntington, we have not identified any significant gaps in the delivery system provided by the institutions within the Township. The Town of Huntington via HCDA has made progress in providing residents with help at all different levels and has created opportunities for people in the low and moderate-income ranges. The Town/HCDA administers programs and oversees projects that address neighborhood and housing revitalization, skills improvement, employment counseling, housing counseling, affordable housing, and public improvements, among others, that are working successfully. However, the Huntington Community Development Agency recognizes that while such programs are working positively, there is a lack of a centralized point of entry for residents to go to tap the vast array of services available to them. This sometimes results in some citizens not receiving all the assistance they need. Each organization, due to funding and staff limitations, works to the best of their ability, sometimes this means it takes a little longer then we would like to help with an individual situation. These concerns give rise to opportunities to provide positive changes to the delivery systems that will address quality of life issues.

For example, HCDA is working to address this deficit by positioning its newly launched Huntington Opportunity Resource Center (HORC) in Huntington Station, among other things, as a clearinghouse for residents to obtain information about the wide array of available services in the Town, even if those services are not delivered

at the Center itself. This is accomplished by way of a comprehensive Community Resource Guide that has been created and constantly updated by HCDA staff and made available to the public. Since HORC and HCDA's field staff are centrally situated in a low-moderate income census tract, residents can be assured convenient and critical access to important community resources along with helpful/compassionate guidance in the heart of the downtown that is within walking distance of the Town's major train station hub, and most if not all, residential neighborhoods.

Monitoring (91.230)

1. Describe the standards and procedures the jurisdiction will use to monitor its CDBG housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

5 Year Strategic Plan Monitoring response:

The Huntington Community Development Agency shall be responsible for the Consolidated Plan supported activities to assure that time line schedules and other performance goals are met.

The Town of Huntington only receives Community Development Block Grant funds. Once the requisite public hearings are held and the Agency board makes the final determination, the Annual Plan containing the projects and activities to be funded is finalized and submitted to HUD. The Agency will be responsible for submitting CDBG documents and reports as required by HUD.

The Community Development Agency and the Town and its departments are aware of the housing and service needs in Huntington and the rest of Long Island. With the aid of not-for-profit organizations, Suffolk County, and New York State, the Town will monitor its goals for housing and other service needs. These goals are stated at the end of each section of the five –year plan and performance will be reported in the CAPER.

The Community Development Agency will continue to provide consistency letters to not-for-profit organizations that are using federal assistance. The Community Development Agency now has the ability to stay informed of organizations that are applying for funding through HUD.

Priority Needs Analysis and Strategies (91.215 (a))

1. Describe the basis for assigning the priority given to each category of priority needs.

2. Identify any obstacles to meeting underserved needs.

5 Year Strategic Plan Priority Needs Analysis and Strategies response:

As outlined above, the Town of Huntington and its citizens have many needs which must be met over time if the Town is to strive for the better quality of life it expects and deserves. The Town and HCDA are fortunate to have many private partners, including a wide array of not-for profit organizations, to help reach its goals.

There are many factors that are influencing housing cost, proximity to New York City, paucity of land, construction cost, federal tax revisions which have discouraged the construction of rental housing, high cost of sewage treatment systems, and escalating property taxes. Property taxes average over $11,000 annually, of which 65% goes to school districts. Significant government subsidies and incentives are needed to make rents affordable, or to purchase homes.

Community resistance, also known as NIMBYism, can be challenge. The Town of Huntington and HCDA have had ample and direct experience with resistance to proposals to build in low income, racially diverse communities. Many residents do not want anything built at all. Racial concerns are often well-masked, although it is presumed play a role in some opposition.

HCDA will utilize Community Development Block Grant funds, combined with State funds, private investment and Economic Development Corporation funds to rehabilitate and facilitate the construction of new business in the Town.

The following general needs have been identified and should be addressed in the next five years:

- Improve the conditions of existing housing
- Increase job opportunities
- Encourage home ownership
- Revitalize Huntington Station
- Continue Business Façade Improvement Grant Program
- Improve the existing park system
- Facilitate residential neighborhood redevelopment
- Facilitate and enhance commercial/economic development.

The following are identified as housing priority needs:

- Rehabilitate existing housing stock
- Increase affordable housing for youth/families/seniors
- Restore and preserve properties of historic value

The following are neighborhood priorities:

- Increase the access/quality of public facilities
- Conserve energy resources and increase use of renewable energy

The following are economic opportunities priority needs:

- Establishment, stabilization and expansion of small business
- Assist with skills development and job training to increase employment

Town of Huntington
Table 2
Community Development Needs Priority

Priority Community Development Needs	**Priority Ranking –** **High, Medium, Low** **No Such Need**	**Rationale for Allocation Priority**
PUBLIC FACILITY NEEDS		
Senior Centers	High	The Town's senior centers need more space as the senior population expands. Greater need for senior services.
Youth/Community Center	High	Service Providers and citizens repeatedly state need for youth/community center in Huntington Station.
Neighborhood Facilities	Low	Most neighborhoods have facilities for community meetings.
Child Care Centers	Medium	Most neighborhoods have day care facilities; however, several are in need of rehabilitation or expansion.
Parks and/or Recreation Facilities	Medium	Neighborhood parks are a valuable asset to low-mod income communities. Citizens repeatedly request new or upgraded parks.
Health Facilities	Low	Suffolk County, NY State and non-profit organizations have in existence a coordinated health care system. Primary needs for facilities in low-income neighborhoods.
Parking Facilities	Medium	Parking facilities are essential to center business districts' revitalization plan.
Other Public Facilities	Low	Facilities to serve specific functions or groups may be necessary in the future.
OTHER INFRASTRUCTURE IMPROVEMENT		
Solid Waste Disposal Improvements	Low	New York State mandates waste disposal requirements.

Town of Huntington
Community Development Needs Priority

Flood Drain Improvements	Medium	Flooding in lower income neighborhoods due to inadequate storm water facilities.
Water Improvements	Low	Most communities are served by public wells.
Street Improvements	Medium	Studies and residents in lower income neighborhoods request street lighting and improvements.
Sidewalk Improvements	Medium	Request as part of overall revitalization needs by citizens.
Sewer Improvements	High	Sewer improvements are necessary to redevelop neighborhoods and construct affordable housing.
Asbestos Removal	Low	Not a major concern in Town of Huntington.
Other Infrastructure Improvement Needs	Low	Other needs do not rate as high as activities listed above.
PUBLIC SERVICE NEEDS		
Senior Services	High	Town has a high percentage of seniors and a population that is aging.
Handicapped Services	High	County and towns offers services and programs to the handicapped.
Youth Services	Medium	A wide variety of services are needed for youth-based on service providers and town youth bureaus.
Transportation Services	Medium	Services needed to transport senior, homeless and low-income persons to health, job and recreational programs.
Substance Abuse Services	High	Rising drug problems created high need for drug screening, treatment, aftercare, and education.

Town of Huntington
Community Development Needs Priority

Employment Training	High	Training for displaced workers and people with limited skills needed for economic growth.
Crime Awareness	Medium	Programs in place to work with neighborhoods on crime problems.
Fair Housing Counseling	Medium	Services needed to compliment Human Rights Commission and local counseling.
Tenant/Landlord Counseling	Medium	Service needs to be expanded outside of lower income areas.
Child Care Services	High	Affordable day care for low-income households needed to allow for job training and employment.
Health Services	Low	Services to support existing programs needed in lower-income neighborhoods.
Other Public Services Needs	Low	Services to specific groups may need to be addressed in the future.
ACCESSIBILITY NEEDS	High	Public facilities need to be brought into conformance with ADA requirement.
Residential Historic Preservation Needs	Low	Private funding has financed most of historic preservation projects.
Non-Residential Historic Preservation Needs	Low	Needs in central business districts to rehabilitate properties as part of revitalization efforts.
ECONOMIC DEVELOPMENT NEEDS		
Commercial-Industrial Rehabilitation	High	Low-cost financing needed for business expansion and retention, especially for small business.
Commercial-Industrial Infrastructure	High	Additional public infrastructure need for economic expansion and to revitalize central business districts.

Town of Huntington
Community Development Needs Priority

Other Commercial-Industrial Improvements	Medium	Need to finance equipment purchases for business expansion and retention.
Micro-Business	Medium	Interest in micro-business is a growing trend.
Other Business	Medium	Assistance provided by private sector and town and county industrial development agencies.
Technical Assistance	Medium	Programs in place by various organizations to offer technical assistance.
Other Economic Development Needs	Medium	Job training for dislocated workers and unskilled workers.
OTHER COMMUNITY DEVELOPMENT NEEDS		
Energy Efficiency Improvements	Low	Most homes have been built with energy efficient material. Rehabilitation projects ensure energy efficiency.
Lead Based Paint/Hazards	Low	Number of homes with lead based paint low. Over 90% of housing built after 1960 does not contain lead based paint.
Code Enforcement	High	Code enforcement activities compliment housing rehabilitation and redevelopment efforts.
Planning	Medium	Community estimates planning for its future goals.

Lead-based Paint (91.215 (g))

1. Estimate the number of housing units that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families.

2. Outline actions proposed or being taken to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

5 Year Strategic Plan Lead-based Paint response:

Lead based paint was banned from residential use in 1978. In spite of this, lead poison remains a serious concern in areas which have a concentration of older homes. According to the 2010 US census 58,266 or 84% of homes in the Town of Huntington were constructed prior to 1980. HUD requires the agency to estimate the number of housing units that are occupied by low/moderate income families and the homes could have lead issues. To meet this guideline we used the 58,266 units built before 1978, one third of our population lives below the median income, fifteen percent are seniors this leaves the possibility of 16,340 units. However in the past ten years not one case of lead poisoning in a child has been recorded in the Town of Huntington.

The Division of Patient Care has issued the following guidelines developed by the National Center for Disease Control (CDC) to determine lead exposure hazards: blood levels below 10*u*g/dL, no intervention required; levels between 10 and 14*u*g/dL, intervention in the form of counseling regarding hygiene, diet, and supervision is required; persistent levels of between 15 and 19*u*g/dL, or 20*u*g/dL and above are considered poisonous and require home inspection, follow-up testing and medical treatment, when necessary. All levels of 10*u*g/dL and above must be reported to the Suffolk County Department of Health Services.

Huntington Community Development Agency will continue working with Suffolk County Department of Health Services, which is responsible for testing homes suspected of containing lead base paint with children under 6 years old. According to the Suffolk County Department of Health Services, 15 children were found with blood levels of 10 or above. Fortunately, it does not appear as though lead poisoning is a wide spread problem in the Town of Huntington, none of the cases were from Huntington. Huntington Community Development Agency, which administers home a rehabilitation program, has applicants read about lead base paint hazards. The homes that are rehabilitated through our CDBG program are tested for lead base paint before any substantial work begins as part of the over all process.

HOUSING

Housing Needs (91.205)

*Please also refer to the Housing Needs Table in the Needs.xls workbook

1. Describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, victims of domestic violence, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost- burden, substandard housing, and overcrowding (especially large families).

2. To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must complete an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of

persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.

5 Year Strategic Plan Housing Needs response:

The age of the housing stock has and will continue to be an issue in Huntington. With 48% of the housing units constructed before 1960 that is over fifty years ago and another 27.5% built between 1960 and 1970. This suggests without adequate maintenance, repair and rehabilitation, overall housing conditions will decline.

Town of Huntington	Housing Units
Built 2001-2012	3,394
Built 1999-2000	717
Built 1995-1998	2,093
Built 1990-1994	1,168
Built 1980-1989	4,110
Built 1970-1979	8,742
Built 1960-1969	18,621
Built 1940-1959	24,184
Built 1939 or earlier	8,073

In reviewing the Housing Needs Table, many owners and renters, particularly with incomes 50% of the median family incomes in the Town of Huntington are experiencing housing problems. Elderly owners are experiencing slightly higher problems than elderly renters. Small related families are experiencing similar concerns regardless of renting or owning. Large families, owners are experiencing the most difficulty with suitable and affordable housing. There is not a disproportionate need evidence between racial groups. As one reviews the statistical information available, their does not seem to be a disproportionate need between racial group of those living in the Town of Huntington.

Renters Income MFI	Household Income <30% MFI	Household Income >30% <50% MFI	Household Income > 50% <80%
Elderly			
With housing problems	51.9%	52.4%	31.6%
With Cost Burden >30%	50.1%	52.4%	31.6%
With Cost Burden > 50%	34.1%	33.1%	12.3%
Small Related Families			
With housing problems	89.6%	83.5%	73.6%
With Cost Burden>30%	88.9%	75.5%	56.5%
With Cost Burden>50%	77.4%	24.7%	16.3%
Large Related Families			
With Housing problems	85%	77.4%	62.4%
With Cost Burden >30%	74.6%	65.8%	21.2%
With Cost Burden >50%	72.3%	23.2%	0%
All other Households			
With housing Problems	68.7%	82.2%	55.6%
With Cost Burden >30%	68.75	77.6%	53.1%
With Cost Burden >50%	64.4%	55.2%	8.2%
Owners Income MFI	Household Income<30% MFI	Household Income >30% <50% MFI	Household Income >50% <80% MFI
Elderly			
With housing Problems	84.2%	64.5%	38.2%
With Cost Burden >30%	83.3%	64.3%	38.2%
With Cost Burden >50%	64.5%	28.2%	15.4%
Small Related Families			
With Housing problems	82.3%	90.9%	77.2%
With Cost Burden >30%	82.3%	90.9%	77.2%
With Cost Burden >50%	75.1%	70.7%	38.5%
Large Related Families			
With housing Problems	92.5%	94.3%	89.5%
With Cost Burden >30%	88.8%	93.4%	87.9%
With Cost Burden >50%	87.3%	72%	31.8%
All Other Households			
With housing Problems	67.5%	96.4%	60.1%
With Cost Burden >30%	67.5%	96.4%	60.1%
With Cost Burden >50%	61.3%	59.6%	32%

Housing

The Town of Huntington is in the Suffolk Counties consortium for HOME funds; however, the Town does use Community Development Block Grant funds for housing needs.

There are 69,311 residential units in the Town of Huntington, of which 58,266 or 84% of the units were built before 1980. 56,200 or 83% units are owner-occupied housing units while the remaining 11,717 units or 17% are renter-occupied housing units. There has been a 2% increase in homeowner occupied units and renter-occupied housing in the past ten years.

Census 2010 Tenure, Household Size

Housing Status	Number	Percentage
Mortgage Owner-Occupied Housing	40,813	58.9
Free & Clear Owner-Occupied Housing	58,139	25
Renter-Occupied Housing	11,172	16.1
Total Housing Units	69,311	100

Tenure by Age of Householder

	Number	Percentage
Owner-Occupied Housing Units	58,139	100
15 to 24 Years	179	0.3
25 to 34 Years	2,747	4.7
35 to 44 Years	10,344	17.8
45 to 54 Years	15,999	27.5
55 to 64 Years	12,660	21.8
65 Years and older	16,250	28
	Number	Percentage
Renter-Occupied Housing Units	11,172	100
15 to 24 Years	390	3.5
25 to 34 Years	2,354	21.1
35 to 44 Years	2,405	21.5
45 to 54 Years	2,518	22.5
55 to 64 Years	1,463	13.1
65 Years and older	2,042	18.2

Homeowners that are older than 65 and renters between 45 to 54 years old have the highest percentage of ownership in the Town of Huntington.

It should also be noted there is less than four percent of the renter-occupied housing units held by those under the age of 24. There is no significant increase after the age of 25 in renter occupied housing units.

If the homeowner is retired and is receiving both social security and retirement income, they would more than likely be able to continue owning a home. These costs become a critical burden to the average retiree household living only on social security because it demands 53% of their income. If the mortgage is not been paid off, all of the average retiree households are in severe financial duress. The mean social security income in Suffolk is $19,372.

Town of Huntington

Total Dwelling Units	**69,311**

Total – Owner Occupied	**69,311**
Householder who is white alone	51,125
Householder who is black or African American alone	1,535
Householder who is Hispanic or Latino (of any race)	2,645
Householder who is Asian alone	2,374
Householder who is two or more races, not Hispanic or Latino	11,632

Total – Renter Occupied	**11,172**
Householder who is white alone	7,560
Householder who is black or African American alone	977
Householder who is Hispanic or Latino (of any race)	2,053
Householder who is Asian alone	400
Householder who is two or more races, not Hispanic or Latino	182

Census 2010 General Housing Characteristics

The table above shows that white alone is the largest percentage of owners and renters. The Hispanic population is the second largest.

Cost Burden

Housing needs for renters and owners

An important consideration in this chapter, HUD has stated that a place to live should not consume more than 30% of the household income. There are not enough government subsidies to make this a reality.

According to the 2010 Census there are 40,813 owners with a mortgage. Over 48% of owners with mortgages' spend more than 30% of household income on housing needs. If heating and electric need are factored in over 50% of homeowners' living in Huntington with a mortgage are spending more than 30% on housing needs, regardless of income. There are 17,326 owners who do not have a mortgage, 22% of that population spends over 30% of their income on housing costs.

There are a total of 18,292 households who are 65 and older in Huntington. 1,833 of these units are owner occupied and are below 30% of median income, and 1,253 units of rental units are below 30% of median income. This population has the need for additional assistance.

Tenure by Bedrooms, Census 2000

	Number	Percentage
Owner-Occupied Housing Units	56,219	100.0
No Bedrooms	48	0.1
1 Bedroom	874	1.6
2 Bedrooms	4,651	8.3
3 Bedrooms	22,206	39.4
4 Bedrooms	21,022	37.4
5 or more Bedrooms	7,418	13.2

Tenure by Bedrooms, Census 2010-2012 American Survey

	Number	Percentage
Owner-Occupied Housing Units	58,139	100.0
No Bedrooms	45	0.1
1 Bedroom	609	0.5
2 Bedrooms	4,436	7.7
3 Bedrooms	22,513	38.8
4 Bedrooms	22,110	38.1
5 or more Bedrooms	8,568	14.8

Tenure by Bedrooms, Census 2000

	Number	Percentage
Renter-Occupied Housing Units	9,698	100.0
No Bedrooms	381	3.9
1 Bedroom	3,140	32.4
2 Bedrooms	2,842	29.4
3 Bedrooms	2,119	21.8
4 Bedrooms	926	9.5
5 or more Bedrooms	290	3.0

Tenure by Bedrooms, Census 2010-2012 American Survey

	Number	Percentage
Renter-Occupied Housing Units	11,076	100.0
No Bedrooms	569	5.1
1 Bedroom	3,542	32.3
2 Bedrooms	2,829	25.6
3 Bedrooms	2,445	22.2
4 Bedrooms	993	8.4
5 or more Bedrooms	698	6.4

Household Population, Census 2000
Average Size of a Household in the Town of Huntington

Per Occupied Housing Units	2.91
Per Owner-Occupied Housing Units	2.99
Per Renter-Occupied Housing Units	2.50

Household Population, Census 2010-2012
Average Size of a Household in the Town of Huntington

Per Owner-Occupied Housing Units	2.96
Per Renter-Occupied Housing Units	2.53

2010 Census Summary file 1

Comparing the 2000 and 2010 Census tenured by bedrooms for renters there is an additional 188 units of studios, 402 one bedroom units, a loss of 13 units of two bedroom units, and a gain of 326 three bedrooms and for 4 bedrooms or more a gain of 475 units.

Huntington Station has the largest population of renter-occupied housing units, 30.5% of housing units are rental-occupied. Approximately 1,632 households are paying less than 30 percent gross on rents, leaving the remainder 1,446 households paying over 30 percent of their income towards gross rent. The Average size of rental-occupied units is 3.55 persons.

The hamlet of Huntington has the second largest rental population with 1,142 units, and is 19.7% of the units. The average household size of these units is 1.91.

The hamlet of East Northport has the third largest rental population with 1,167 units and is 16.4% of the units. Almost 40% of this population pays 30% of their income or more on rent. The average size of renter occupied units is 2.24.

All studies have shown a need for more affordable housing units, our 5 year consolidated plan agrees with this assessment. According to US Census Bureau, 3,394 units of housing have been built in the Town of Huntington in the past twelve years (2001-2012). The Community Development Agency has reviewed its affordable building certificate of occupancy records and has found that the Town's affordable housing policy created 430 units of affordable housing during this same period, which is 12 percent of that overall number. This was accomplished without large government subsidies. 305 units were family housing units and 125 units senior restricted housing. (Avalon North/South; The Villages; Highview; Greens; Coves; Stratford Place)

Housing Needs for Renters

Renters with income 0 to 30% MFI

A High priority rating is assigned for programs to meet the needs of elderly, small and large family renter households. Over 36% of elderly, small and large families have rent burdens that exceed 35% of their income and also represent the units with the most housing problems. In this market, fair market rents are clearly not affordable by the average retiree household receiving only social security.

Renters with Income 31% to 50% MFI

Over 36% of elderly households in this income category spend 50% of their income on housing costs. In small-related households, 80% have housing concerns and over

39% spend over 50% on their housing cost. Over 42% of large families spend over 50% of their income on housing costs.

Renters with Income 51% to 80% MFI
Elderly in this income category spend between 30% and 80% of their income on housing costs. 45 percent of small families were likely to spend over 50% of their income on housing cost. 37 percent of large families between 35% and 65% on housing cost

Housing Needs for Owners

Owners with Incomes 0% to 30% MFI
Elderly in this category spend an average between 24% and 80% on housing costs. Small-related households spend an average of 32% to 55% on housing. 35% of large families average over 50% on housing needs. The estimated range of housing problems averages from 65% to 100% of units having some type of problem.

Owners with Incomes 31% to 50% MFI
35% elderly with the above-mentioned income spend over 50% on housing costs. 32% of small family related also spends over 50% of their income on housing. 38% of large related families spend over 50% of their income on housing. Over 73 percent of units in this income have some type of housing problems.

Owner with Incomes 51% to 80% MFI
The elderly cost burden range 25% with cost burden over 50% while small-related 25% have a cost burden range of over 50% on housing costs. Large families cost burden was also at 25% have a cost burden of over 50%.

Housing Market Rental

Maximum Fair Market Rent Price for 2004 & 2009 & 2014

	0 Bedroom	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
2004	$906	$1,085	$1,324	$1,843	$1,974
2009	$1,167	$1,348	$1592	$2,113	$2,302
2014	$1,033	$1,309	$1,613	$2,097	$2,415

Using a two bedroom full market rental price, and if a household spends 35% of its income for housing, the annual income would have to be $54,293.

Using the same scenario as above but the household spends 50% of its income for housing; the annual income would have to be $38,593.

A great number of renters in the Town of Huntington are spending 50% of their income on housing needs.

Housing Market/ Homeowner

HUD has established that housing cost should not exceed 30% of one income. Huntington's median household income is (according to the Census 2010) is $105,426. A person would be able to spend $2,635 a month on housing. The average yearly tax payment is $11,000; according to the Town of Huntington Assessor for the year 2014. The average price of a home in the Town of Huntington is $628,357, per the Long Island Board of Realtors, August 2014. Based on a 5%, 30-year mortgage, it would cost $4,070.98 a month. This is without utility costs. This exceeds the median household income by over 50%.

Compounding the financial constraints of homeowners is the fact 80% of the housing stock in the Town of Huntington was built prior to 1970. This means a majority of the homes in Huntington will need or have some type of rehabilitation.

The high-cost of housing is a concern in the Town of Huntington. With housing prices in excess of $500,000 (according to Long Island Board of Realtors Real Estate), many first-time buyers have been priced out of the market unless there is some form of government subsidy. The success of the Town of Huntington affordable housing program demonstrates the demand for affordable housing is very strong. The Town does not anticipate that demand to be reduced significantly in the near future. Thus, barring an overall collapse in housing prices, some form of government assistance will be necessary to provide housing opportunities that are affordable to low and moderate income families.

Special Needs Population

(Please refer to map of group homes disperses throughout the Town.)

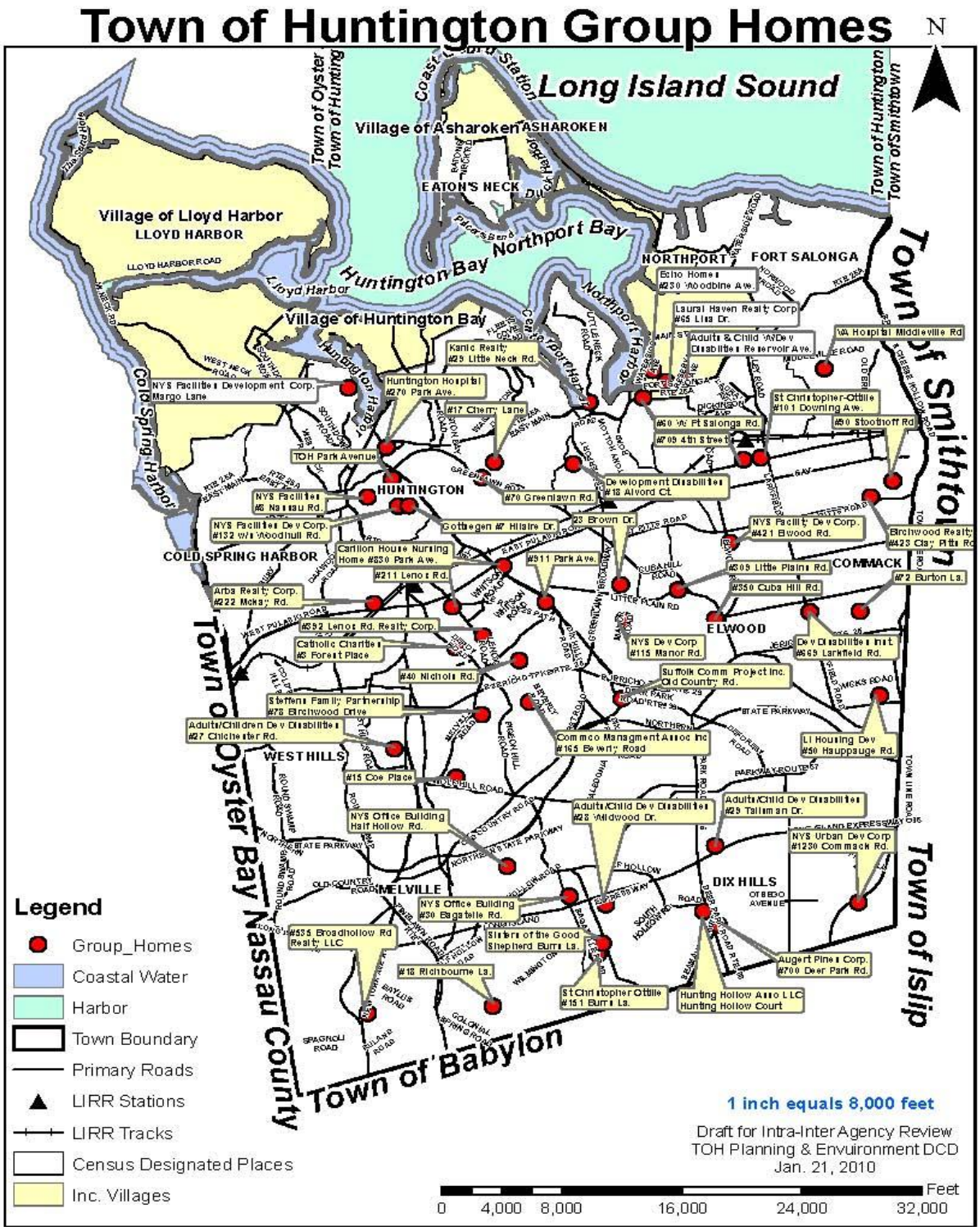
Elderly

The Town of Huntington elderly population (65 years or older) is 19% of the total population. As per the U.S. Census the risk disability increases with age, those who develop disabilities would need affordable health care. Senior transportation services are limited, if they didn't own a car. The Huntington Area Rapid Transportation (HART) bus system provides limited services for medical appointments and door to door for the Senior Center. The Town has two senior centers (John Flanagan Senior Center and Centerport Beach House), and many satellites sites throughout the Town.

Seniors often need assistance with housing costs, mostly in the areas of maintenance and rehabilitation.

Frail Elderly

Frail elderly is generally defined as persons with one or more dependencies in activities of daily living. We contacted group homes for the elderly and the town senior day care program for information on this population. Our best estimate is about 8% of there housing needs is met through congregate care and the remainder is living with family members. These individuals usually need some type of affordable health care. Transportation is an issue and financial assistance so they can be cared for.



Substance Abuse

Based on the number persons provided by New York Office of Alcohol and Substance Abuse, for Suffolk County (121,326 cases), Huntington (representing 13% of Suffolk) accounted last year for approximately 15,772 cases. The Town of Huntington Youth Admission and Human Resource Department provide support to residents and their families including mentoring programs, drug and alcohol programs, prevention and skills to refuse the substance abuse. There are several

effective initiatives in place to help address the needs of youth in the Town of Huntington and each School District located in Huntington.

Persons with HIV/AIDS
Based on Suffolk County Department of Health (DOH) 2005 statistics there are roughly 3,316 persons with the virus throughout Suffolk County. As the Town of Huntington represents 13% of the county's population, it can be roughly assumed that some 430 persons with AIDS reside in the town. Suffolk County DOH acts as a referral service for those people with HIV/AIDS to various not-for-profit and advocacy groups.

Special Need Analysis
Since the human service needs in the Town are extensive and since CDBG funding is limited, it is important to try to provide linkages between programs and initiatives that would address multiple needs. This clearly includes human service needs that are related to housing and jobs.

In addition to the provision on services a number of related needs include transportation to and from locations where services are provided, particularly for seniors and handicapped persons. Handicapped accessibility for housing, public buildings recreation facilities and transportation systems are also needed. Funding for these services mentioned above is highly competitive and costly.

Persons with Disabilities
The 2010 U.S. Census Bureau Disability Characteristics states that there are 16,576 persons over the age of 5 with disabilities, living in the Town of Huntington. The Town of Huntington Office of Handicapped Services reports that there are 8,000 people with disabilities that preclude them from competitive employment.

Priority Housing Needs (91.215 (b))

1. Identify the priority housing needs and activities in accordance with the categories specified in the Housing Needs Table (formerly Table 2A). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.

2. Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category.

Note: Family and income types may be grouped in the case of closely related categories of residents where the analysis would apply to more than one family or income type.

3. Describe the basis for assigning the priority given to each category of priority needs.

4. Identify any obstacles to meeting underserved needs.

5 Year Strategic Plan Priority Housing Needs response:

Housing needs for both owners and renters is the same: decent, safe, and sanitary housing units that are affordable. The Town of Huntington has sufficient housing stock to meet our current population. The majority of the housing stock is over 40

years old and will need improvements in the years to come. Most of the homes were "tract built" quickly and inexpensively and conducive to rehabilitation.

The Town of Huntington is a stable community; however HUD has suggested that housing should not consume more than 30% of household income. If heating and electric are factored in over 50% of homeowners' living in Huntington with a mortgage are spending more than 30% of their earnings on housing needs regardless of income, and in the case of renters, that figure is 32%.

In assigning priority needs, we considered the underlying issues:

- Aging housing stock. 75% of the inventory over 45 years old.
- Disproportionate owner versus rental housing. The Town of Huntington has 69,311 housing units. 58,266 or 83% are owner-occupied and the balance of 11,172, or 17% are renter-occupied.
- High cost of housing. Average sales price is over $628,357.
- Escalating taxes. The average tax bill on a unit in 2004 was $8,700; whereas in 2013 that same figure is $11,000.
- Lack of resources to rent market units. Very low income renters cannot afford to rent market units without some form of subsidy. Section 8 vouchers are woefully insufficient to meet the needs of this segment of the population. The Huntington Housing Authority has a waiting list of hundreds, which has been closed due to the volume.
- Inability to maintain housing. Low income owners (those whose incomes are less than 80% of the MFI) cannot afford their total housing costs (mortgage, taxes, insurance, electric, & gas, water) and still have sufficient funds for property maintenance without government assistance.
- Lack of funding. The largest obstacle in meeting the housing needs of our needier citizens is funding. Shrinking federal and state dollars combined with increasing taxes at the local level impedes the number of housing units that can be assisted.

The Town of Huntington will continue to use its CDBG funds for the home rehabilitation program. The deferred owner occupied grant program provides a deferred loan to low income elderly owners in order to make it affordable for them to make needed repairs to their home.

The Town will continue to use its own affordable housing trust funds to facilitate the creation of affordable housing to meet the needs of income-qualified and first time homebuyers.

The Town alone cannot meet all the housing needs of its citizens be; we have sought out partners to help us meet additional housing needs.

The Town is not a direct receipt of HOME funds; however we continue to work with Suffolk County who receives the HOME allocation and distributes funds to eligible first-time home buyers through down payment assistance. The County also allows the Town of Huntington funds to rehabilitate homes with these funds.

The Town has been working with New York State Division of Housing and Community Renewal for funds to rehabilitate seniors' homes under the NY Restore Program and additional funding from Access to Home which helps renovate homes for handicapped accessibility. These funds work well to leverage funds from our CDBG-funded Home Improvement Program. This allows us to help more residents in need.

The Empire State Development Corporation awarded a grant to the Town to build 14 affordable condominium-owned units in Huntington Station. This development has also received funding from the Town of Huntington Affordable Housing Trust Fund as well as that of Suffolk County's. These affordable units will be the first constructed in this 5 year consolidated plan.

This is a small listing of not-for-profits with whom HCDA is currently working on housing issues:

The Senior Housing Committee of Huntington, Inc.

The Huntington Senior Division is the major supplier of 202 housing in Huntington. It has built over 600 units comprised of both 202 and 811 housing units in Huntington since 1980.

Long Island Housing Partnership
The Partnership, which includes more than 150 member organizations and businesses, has built more than 1,400 affordable housing units in 20 years, including more than 75 units now being developed in Suffolk and Nassau counties. It also offers counseling of first time home buyers; other education and training, including the First Home Club, a 10-month program for new home buyers that result in matching down payment assistance grants.

Long Island Housing Services, Inc.
Long Island Housing Services, Inc. provides counseling, outreach and educational service for the Town and promotes awareness of fair housing rights and obligations, and more affordable housing conditions in the rental market.

Family Service League
Family Service League is a not-for-profit, nationally accredited non-sectarian human service agency. FSL manages one of the largest and most comprehensive networks of care for individuals, children and families across Suffolk County, New York.

Housing Help Inc.
There goals are to help low and moderate income families find safe, decent affordable housing; to assist families involved in the purchase and refinancing process; to help homeowners avoid foreclosure; and to increase the supply of affordable family housing.

The Transitional Services of New York for Long Island, Inc. Haven House/Bridges Inc.
Haven House/Bridges, Inc. (HHB) was formed in 1995 by the merger of two separate homeless housing programs. Haven House was established by the Huntington Coalition for the Homeless in 1988. Also opened in 1988, Bridges was initiated by Transitional Services of New York for Long Island, Inc. (TSLI). Though separately incorporated, TSLI and HHB are under the same management. TSLI and HHB are

not-for-profit corporations with 501© (3) status. Haven House/Bridges operates several programs that serve the homeless on Long Island, New York.

Housing Market Analysis (91.210)

*Please also refer to the Housing Market Analysis Table in the Needs.xls workbook

1. Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families. Data on the housing market should include, to the extent information is available, an estimate of the number of vacant or abandoned buildings and whether units in these buildings are suitable for rehabilitation.

2. Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).

3. Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units. Please note, the goal of affordable housing is not met by beds in nursing homes.

5 Year Strategic Plan Housing Market Analysis responses:

Analysis

The objective of this section is to provide a housing assessment using the 2008-2012 U.S. Census DP04.

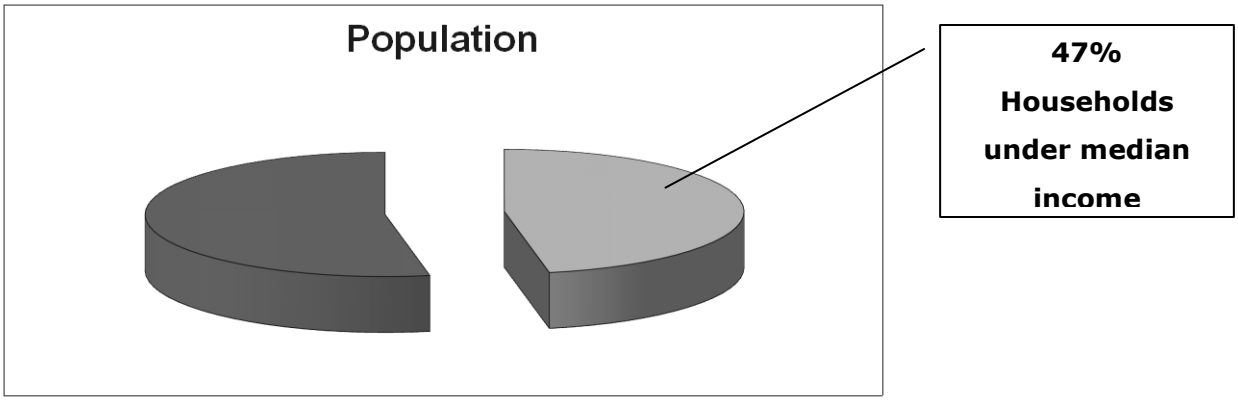
The Town of Huntington has long been a residential community. The residential character of the town was primarily shaped by a large-scale development of single-family detached housing to accommodate the influx of relatively large households during the two decades following the Second World War. The relatively stable population growth of Huntington in the past limited the need to depart from the pattern of large-scale single-family homes.

The Town of Huntington is a stable community with 203,264 persons, with over 70% of the homeowners living in their homes since before 1990. The town's population grew in the past 10 years, surpassing the 1980 population of 201,512 persons.

The age composition of the town's population according to the 2010 census is as follows: 21.3% are 60 or older; 32.6% are 40 to 59 years old; 19.4% are 20 to 39 years old; and 26.7% are under 20 years old.

The total median household income in the Town of Huntington is $105,426. The median value of an owner-occupied unit is $535,000; and the median rent is $1,468.

In the Town of Huntington over 47% of the population household incomes are less than the Town median household income of $105,426.



According to the 2010 Census there are 69,311 households in the Town of Huntington. Approximately 24,500 households in the Town of Huntington live below the median income of Suffolk County, which is $87,778 dollars per household.

Housing Market/ Homeowner

HUD has suggested that housing costs should not exceed 30% of an individual's income. Huntington's median household income is (according to the Census 2010) is $105,426.

A person earning median household income would be able to spend $2,635 a month on housing. The average yearly tax payment is $11,000, according to the Town of Huntington Assessor for the year 2013. The average price of a home in the Town of Huntington is $529,400 (Long Island Board of Realtors). Based on a 5%, 30-year mortgage, it would cost $3,570 a month. This is without utility costs. This exceeds the median household income by over 50%.

In 2013 the average yearly residential tax payment in Huntington is $11,000, according to the Town of Huntington Assessor. The Average price of a home in the Town of Huntington in 2014 is $628,357 (Long Island Board of Realtors) this is even after the recession and dramatic house price losses in the past few years.

Compounding the financial constraints of homeowners is the fact 80% of the housing stock in the Town of Huntington was built prior to 1970. This means a majority of the homes in Huntington will need or have some type of rehabilitation.

The high-cost of occupied housing is a concern in the Town of Huntington. With housing prices in excess of $500,000 (Long Island Board of Realtors), many first-time buyers have been priced out of the market unless there is some form of government intervention. The success of the Town of Huntington affordable housing program demonstrates the demand for affordable housing is very strong. The Town does not anticipate that demand to be reduced significantly in the near future. Thus, barring a further collapse in housing prices, some form of government assistance will be necessary to provide housing opportunities that are affordable to low and moderate income families

SOCDS CHAS Data: Housing Problems Output for All Households

Summary Level: MCD
Data for: Huntington town; Suffolk County; New York
Year Selected: 2007-2011 ACS

Income Distribution Overview	Owner	Renter	Total
Household Income <= 30% HAMFI	3585	2470	6055
Household Income >30% to <=50% HAMFI	4530	1345	5875
Household Income >50% to <=80% HAMFI	6315	1910	8225
Household Income >80% to <=100% HAMFI	5835	1160	6995
Household Income >100% HAMFI	38555	2975	41530
Total	58815	9855	68670

Housing Problems Overview 1	Owner	Renter	Total
Household has 1 of 4 Housing Problems	23680	5310	28990
Household has none of 4 Housing Problems	34805	4340	39145
Cost Burden not available	335	200	535
Total	58815	9855	68670

Severe Housing Problems Overview 2	Owner	Renter	Total
Household has 1 of 4 Severe Housing Problems	11020	3245	14265
Household has none of 4 Severe Housing Problems	47460	6410	53870
Cost Burden not available	335	200	535
Total	58815	9855	68670

Housing Cost Burden Overview 3	Owner	Renter	Total
Cost Burden <=30%	35050	4910	39960
Cost Burden >30% to <=50%	12730	2210	14940
Cost Burden >50%	10700	2540	13240
Cost Burden not available	335	200	535
Total	58815	9855	68670

Income by Housing Problems (Owners and Renters)	Household has 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available	Total
Household Income <= 30% HAMFI	4930	585	535	6055
Household Income >30% to <=50% HAMFI	5035	835	0	5875
Household Income >50% to <=80% HAMFI	5740	2485	0	8225
Household Income >80% to <=100% HAMFI	3750	3245	0	6995
Household Income >100% HAMFI	9535	31995	0	41530
Total	28990	39145	535	68670

Income by Housing Problems (Renters only)	Household has 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available	Total
Household Income <= 30% HAMFI	1975	295	200	2470
Household Income >30% to <=50% HAMFI	1060	285	0	1345
Household Income >50% to <=80% HAMFI	1345	565	0	1910
Household Income >80% to <=100% HAMFI	475	685	0	1160
Household Income >100% HAMFI	460	2515	0	2975
Total	5310	4340	200	9855

Income by Housing Problems (Owners only)	Household has 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available	Total
Household Income <= 30% HAMFI	2955	290	335	3585
Household Income >30% to <=50% HAMFI	3975	550	0	4530
Household Income >50% to <=80% HAMFI	4395	1920	0	6315
Household Income >80% to <=100% HAMFI	3275	2560	0	5835
Household Income >100% HAMFI	9075	29480	0	38555
Total	23680	34805	335	58815

Income by Cost Burden (Owners and Renters)	Cost burden > 30%	Cost burden > 50%	Total
Household Income <= 30% HAMFI	4915	4190	6055
Household Income >30% to <=50% HAMFI	4965	3395	5870
Household Income >50% to <=80% HAMFI	5545	2675	8225
Household Income >80% to <=100% HAMFI	3550	1285	6995
Household Income >100% HAMFI	9195	1695	41525
Total	28170	13240	68670

Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income <= 30% HAMFI	1960	1520	2470
Household Income >30% to <=50% HAMFI	1020	625	1345
Household Income >50% to <=80% HAMFI	1175	365	1910
Household Income >80% to <=100% HAMFI	300	30	1160
Household Income >100% HAMFI	295	0	2975
Total	4750	2540	9855

Income by Cost Burden (Owners only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income <= 30% HAMFI	2960	2670	3585
Household Income >30% to <=50% HAMFI	3945	2770	4530
Household Income >50% to <=80% HAMFI	4375	2310	6315
Household Income >80% to <=100% HAMFI	3250	1255	5835
Household Income >100% HAMFI	8900	1695	38555
Total	23430	10700	58815

1. The four housing problems are: incomplete kitchen facilities; incomplete plumbing facilities more than 1 person

2. The four severe housing problems are: incomplete kitchen facilities; incomplete plumbing facilities; more than 1 person per room; and cost burden greater than 50%.

3. Cost burden is the ratio of housing costs to household income. For renters- housing cost is gross rent (contract rent plus utilities)

For owners- housing cost is "select monthly owner costs" which includes mortgage payment; utilities; association fees; insurance; and real estate taxes.

Definitions:

Any housing problems: cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities.
Other housing problems: overcrowding (1.01 or more persons per room) and/or without complete kitchen or plumbing facilities.
Elderly households: 1 or 2 person household, either person 62 years old or older.
Renter: Data do not include renters living on boats, RVs or vans. This excludes approximately 25,000 households nationwide.
Cost Burden: Cost burden is the fraction of a household's total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.
Source: Tables F5A, F5B, F5C, F5D

SOCDS CHAS Data: Affordability Mismatch Output for All Households

Name of Jurisdiction: Huntington Town(CDBG), New York			Source of Data: CHAS Data Book		Data Current as of: 2000				
	Renters Units by # of bedrooms				Owned or for sale units by # of bedrooms				
Housing Units by Affordability	0-1	2	3+	Total		0-1	2	3+	Total
	(A)	(B)	(C)	(D)		(E)	(F)	(G)	(H)
1. Rent <=30%					Value <=30%				
# occupied units	632	262	529	1,423		N/A	N/A	N/A	N/A
% occupants <=30%	65.7	46.2	22.9	46.2		N/A	N/A	N/A	N/A
% built before 1970	37.5	81.7	81.3	61.9		N/A	N/A	N/A	N/A
% some problem	29.0	19.5	8.9	19.7		N/A	N/A	N/A	N/A
# vacant for rent	8	22	4	34	# vacant for sale	N/A	N/A	N/A	N/A
2. Rent >30% to <=50%					Value <=50%				
# occupied units	823	490	638	1,951		44	215	862	1,121
% occupants <=50%	48.1	37.6	48.7	45.7		50.0	47.4	23.0	28.7
% built before 1970	75.6	76.7	77.1	76.4		72.7	74.4	87.2	84.2
% some problem	42.4	43.3	45.5	43.6		31.8	14.9	5.6	8.4
# vacant for rent	31	53	26	110	# vacant for sale	0	12	8	20
3. Rent >50% to <=80%					Value >50% to <=80%				
# occupied units	1,120	934	703	2,757		74	251	2,565	2,890
% occupants <=80%	48.5	43.6	41.0	44.9		86.5	69.7	33.3	37.9
% built before 1970	88.0	81.2	64.0	79.6		86.5	83.3	89.4	88.8
% some problem	43.8	45.5	36.0	42.4		45.9	19.1	5.8	8.0
# vacant for rent	29	24	26	79	# vacant for sale	0	0	10	10
4. Rent >80%					Value >80%				
# occupied units	843	1,064	1,312	3,219		722	3,824	46,735	51,281
# vacant for rent	77	49	37	163	# vacant for sale	45	40	297	382

Definitions:

Rent 0-30% - These are units with a current gross rent (rent and utilities) that are affordable to households with incomes at or below 30% of HUD Area Median Family Income. Affordable is defined as gross rent less than or equal to 30% of a household's gross income.

Rent 30-50% - These are units with a current gross rent that are affordable to households with incomes greater than 30% and less than or equal to 50% of HUD Area Median Family Income.

Rent 50-80% - These are units with a current gross rent that are affordable to households with incomes greater than 50% and less than or equal to 80% of HUD Area Median Family Income.

Rent > 80% - These are units with a current gross rent that are affordable to households with incomes above 80% of HUD Area Median Family Income.

Value 0-50% - These are homes with values affordable to households with incomes at or below 50% of HUD Area Median Family Income. Affordable is defined as annual owner costs less than or equal to 30% of annual gross income. Annual owner costs are estimated assuming the cost of purchasing a home at the time of the Census based on the reported value of the home. Assuming a 7.9% interest rate and national averages for annual utility costs, taxes, and hazard and mortgage insurance, multiplying income times 2.9 represents the value of a home a person could afford to purchase. For example, a household with an annual gross income of $30,000 is estimated to be able to afford an $87,000 home without having total costs exceed 30% of their annual household income.

Value 50-80% - These are units with a current value that are affordable to households with incomes greater than 50% and less than or equal to 80% of HUD Area Median Family Income.

Value > 80% - These are units with a current value that are affordable to households with incomes above 80% of HUD Area Median Family Income.

Source: Tables A10A, A10B, A12, A9A, A9B, A9C, A8B, A8C, A11

Persons with Disabilities

The 2013 American Community U.S. Census non-institutional disabled population Town of Huntington

	Persons
Total disabilities tallied:	16,636
With a total disabilities tallied for people 5 to 17 years:	594
With Hearing Difficulty	60
With Vision Difficulty	0
With Cognitive Difficulty	534
With an Ambulatory	45
With a Self-care disability	429
Total disabilities tallied for people 17 to 64 years:	6,995
With Hearing Difficulty	2,090
With Vision Difficulty	1,157
With Cognitive Difficulty	2,706
With an Ambulatory	3,154
With a Self-care disability	947
With an independent Living Difficulty	2,313
Total disabilities tallied for people 65 years and over:	8,987
With Hearing Difficulty	3,843
With Vision Difficulty	1,831
With Cognitive Difficulty	2,556
With an Ambulatory	5,714
With a Self-care disability	2,287
With an independent living difficulty	3,639

U.S. Census Bureau – Census 2010

According to Census numbers in the Town of Huntington there are approximately 16,636 persons that are physically disabled. The physically disabled are the largest population of the non-institutional population with a specified disability.

The Town of Huntington Office of Handicapped Services reports there are 10,000 people with physical disabilities in the Town of Huntington. The challenge for many of these individuals and their families is that their disability limits or precludes competitive employment, leaving them on fixed or very limited income-usually social security (SSI) or social security disability (SSDI) benefits.

This means that in addition to living with a disability, such persons often struggle with the stress of acute poverty, including the inability to afford decent and safe housing. These housing needs vary depending upon disability.

The Town provides transportation, social and educational programs. This population has needs for accessible buildings and special provisions for housing units that are affordable.

According to the 2013 American Community U.S. Census there are 5,796 cognitive disabled persons in the town. The Department of Human Resources supports these town residents. A majority of this population uses BOCES Educational Services and various not-for-profit organizations throughout the County.

The cost of specialized services can easily exceed an individual's resources, thus they rely on the public mental health system for help. There is a need for transportation, medication, permanent supported housing, affordable housing and monitoring by family or agencies.

The de-institutionalization of mental patients from psychiatric centers has left many patients struggling to live independently, prematurely and without the necessary skill and tools for day-to-day living.

Persons with HIV/AIDS

Based on Suffolk County Department of Health (DOH) there are roughly 3,316 with the virus throughout Suffolk County. As the Town of Huntington represents 13% of the County's population, it is roughly estimated that 430 persons with AIDS reside in the town. According to studies up to 50% are likely to experience housing problems.

Suffolk County DOH acts as a referral service for those persons with HIV/AIDS to various not-for-profit and advocacy groups. There is a need for financial assistance, supportive services, and permanent housing for this population.

Special Need Objectives

The Town of Huntington is aware of its special populations and will keep supporting a myriad of programs through different not-for-profit organizations and the town's Human Services and Handicapped Services departments.

Huntington will continue providing assistance to organizations that help the special needs population, family and senior centers providing them with self-sufficiency assistance they require.

Specific Housing Objectives (91.215 (b))

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.

2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

5 Year Strategic Plan Specific Housing Objectives response:

Specific Housing Objectives

To preserve and increase the supply of affordable first-time homebuyers housing for extremely low (0-30% MFI), very low (31% -50%), and moderate income (51%-80%)
Expanding the supply of affordable housing will be reached by housing programs geared to the appropriate income level population.

The Town of Huntington has been successful working with many partnerships in the past five years to build affordable units throughout the Town of Huntington.

For the next five years, the program goal will be a total of 50 owner-occupied affordable units to meet existing needs. The Town will facilitate these units through private sector development (via its affordable housing Code) and also through its partnership with not-for-profits.
Sources:

- Federal Program
  - Community Development Block Grant Home
- State
  - N.Y.S. Affordable Housing Corporation
  - Federal Home Loan Bank of N.Y.
- Local
  - Surplus Land-Suffolk County
  - Density Bonus
- Private
  - Mortgages by Bank
  - Not-for-profits

Improve the condition of existing housing for owner-occupied households occupied by extremely low (0-30% MFI), very low (31%-50% MFI), and moderate income (51% - 80%)
Over 80% of housing stock is over 35 years old. The age of these units are such that they require rehabilitation. Many of these homes were "tract" homes that were built quickly and inexpensively in post World War II era, laying the groundwork for a potential deterioration in housing stock. The Town has determined that a program of property rehabilitation is necessary to insure that the existing housing stock remain a safe and decent place to live.

The Home Rehabilitation Program assists homeowners whose incomes' are in the above-mentioned category; address safety, code and weatherization issues. Currently the program provides an average of $55,000 per home. There is currently a waiting list of 10 applicants, and payments are deferred until property is sold or transferred. The Town of Huntington plans to rehabilitate 60 units in the next five years.

Sources:

- Federal
  - Community Development Block Grant
  - Home (Suffolk County)
- State
  - N.Y.S. Weatherization Program
- Private
  - Long Island Power Authority
  - National Grid

Increase the supply of affordable renter-occupied housing for extremely low (0-30% MFI), very low (31%-51%), and moderate income (51%-80%)
There is great need by the above groups for rental assistance. The monthly cost of a rental unit in Huntington well outpaces a typical family's ability to pay.

New affordable rental residential development should be encouraged town wide to avoid a concentration of this type of housing in any particular area. This is especially true within those areas of the town where there is a high concentration of rental housing, and where the rental stock is dated and generally substandard. In these areas, substantial rehabilitation is the recommended strategy, as well as additional Section 8 vouchers and certificates to help lessen housing costs to renters.

The Accessory Apartment Legalization Program provides financial assistance to home owners who are up to 120% of the medium and the tenants must be 80% of the medium. This is deemed an important component of our housing efforts to protect neighborhood stability. The Town will endeavor to assist 20 new units of accessory apartment housing town wide.

In the next five years the agency will continue to develop cooperation between developers and not-for-profits to construct affordable units in their respective developments. The Town anticipates assisting over 100 units come to fruition in the next five years.
Sources:

- Federal
  - Community Development Block Grant
  - 202 funds for seniors
- N.Y.S.
  - Housing trust funds
- Private
  - Banks
  - Not-for-profit
  - Private sector developers

Down Payment Assistance

Down Payment Assistance program allows first time homebuyers (those who rent), the ability to buy a house, with funds for a down payment. The County will be administering this program.

Sources:

- Town
- Federal
  - Huntington Affordable Trust Funds
  - HOME (Suffolk County)
  - Community Development Block Grant

Counseling

Counseling sessions are to guide and educate Town of Huntington residents. It provides counseling on matters of mortgage, foreclosure prevention, and eviction prevention. The Town of Huntington encourages its residents to attend the sessions and coordinated workshops and seminars in the Town. The Town anticipates counseling 850 households in the next 5 years.

Sources:

- Federal
  - Community Development Block Grant

Housing Needs

Renter Table 2A

		Need Level	Units	Estimated $
Small Related	0 – 30% of MFI	**Medium**	**10**	**$ 1,200,000**
	31 – 50% of MFI	**High**	**30**	**$ 6,000,000**
	51 – 80% of MFI	**High**	**40**	**$ 10,000,000**
Large Related	0 – 30% of MFI	**High**	**20**	**$ 5,500,000**
	31 – 50% of MFI	**High**	**10**	**$ 2,700,000**
	51 – 80% of MFI	**High**	**15**	**$ 3,600,000**
Elderly	0 – 30% of MFI	**High**	**225**	**$ 20,250,000**
	31 – 50% of MFI	**High**	**70**	**$ 7,000,000**
	51 – 80% of MFI	**High**	**70**	**$ 7,000,000**
All Other	0 – 30% of MFI	**Med.**	**10**	**$ 1,200,000**
	31 – 50% of MFI	**Low**	**7**	**$ 750,000**
	51 – 80% of MFI	**Low**	**2**	**$ 240,000**

Owner

		Need Level	Units	Estimated $
	0 – 30% of MFI	**Low**	**0**	**$ 0.00**
	31 – 50% of MFI	**High**	**50**	**$ 5,000,000**
	51 – 80% of MFI	**High**	**50**	**$ 5,000,000**

Housing
Specific Objective for Five Year Consolidated Plan 2015-2019

Specific Objectives	Performance Measure	Expected Outcome	Actual (2015)
Affordable First-time Homebuyer Housing			
0% - 30%	Units	0	
31% - 50%	Units	6	
50% - 80%	Units	19	
Total		25	
Affordable Rental Housing			
0% - 30%	Units	6	
31% - 50%	Units	20	
50% - 80%	Units	74	
Total		100	
Home Improvement			
0% - 30%	Units	10	
31% - 50%	Units	55	
50% - 80%	Units	10	
Total		75	
Counseling			
0% - 30%	People	250	
31% - 50%	People	250	
50% - 80%	People	350	

Needs of Public Housing (91.210 (b))

In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including the number of public housing units in the jurisdiction, the physical condition of such units, the restoration and revitalization needs of public housing projects within the jurisdiction, and other factors, including the number of families on public housing and tenant-based waiting lists and results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25). The public housing agency and jurisdiction can use the optional Priority Public Housing Needs Table (formerly Table 4) of the Consolidated Plan to identify priority public housing needs to assist in this process.

5 Year Strategic Plan Needs of Public Housing response:

Public Housing

The public housing Huntington Housing Authority of the Town of Huntington Five-Year Plan is available at the Huntington Housing Authority Administrative Office and the Huntington Community Development Agency Office.

The purpose of the Huntington Housing Annual Plan is to communicate the Authority strategic plan for implementing the five year capital improvement plan. Additionally, the plan provides the participants, tenants and other community stakeholders with basic programmatic information, as it relates to the specific programs administered by the Housing Authority.

Housing Needs of Families on the Public Housing and
Housing Choice Voucher Tenant-Based Assistance Waiting Lists

Housing Needs of Families on the Waiting List			
Waiting list type: ↑ Housing Choice Voucher tenant-based assistance ✓ Public Housing ↑ Combined Housing Choice Voucher and Public Housing ↑ Public Housing Site-Based or sub-jurisdiction waiting list (optional) If used, identify which development/sub jurisdiction:			
	# of families	**% of total families**	**Annual Turnover**
Waiting list total	715		0 – 3
Extremely low income <= 30% AMI	Data not maintained	Data not maintained	
Very low income (>30% but <=50%) AMI	Data not maintained	Data not maintained	
Low income (>50% but <=80%) AMI	Data not maintained	Data not maintained	
Families with children	516	72%	
Elderly families	126	18%	
Families with Disabilities	73	10%	
Caucasian	456	64%	
African-American	208	29%	
Hispanic	65	9%	
Other	18	3%	
Characteristics by Bedroom Size (Public Housing Only)			
1 Bedroom	280		
2 Bedroom	120		
3 Bedroom	202		
4 Bedroom	33		
5 Bedroom	12		
5+ Bedroom	2		

Public Housing Needs of Families on the Waiting List			
Is the waiting list closed (select one)? X yes If yes: How long has it been closed (34 months)? Does the PHA expect to reopen this list in the PHA Plan year? NO Does the PHA permit specific categories of families onto the waiting list, even if generally closed? X No ↑ Yes			
	# of families	**% of total families**	**Annual Turnover**
Waiting list total	2200		0 - 50
Extremely low income <= 30% AMI	Data not maintained		
Very low income (>30% but <=50%) AMI	Data not maintained		
Low income (>50% but <=80%) AMI	Data not maintained		
Families with children	1610	73%	
Elderly families	116	5%	
Families with Disabilities	474	22%	
Caucasian	375	17%	
African-American	1664	76%	
Hispanic	334	15%	
Other	102	5%	

Characteristics by Bedroom Size (Public Housing Only)			
1 Bedroom	n/a	n/a	n/a
2 Bedroom	n/a	n/a	n/a
3 Bedroom	n/a	n/a	n/a
4 Bedroom	n/a	n/a	n/a
5 Bedroom	n/a	n/a	n/a
5+ Bedroom	n/a	n/a	n/a

Public Housing Strategy (91.210)

1. Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and Housing Choice Voucher tenant-based waiting list), the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing, and the public housing agency's strategy for improving the living environment of extremely low-income, low-income, and moderate families residing in public housing.

2. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))

3. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g))

5 Year Strategic Plan Public Housing Strategy response:

Public Housing

The Public Housing Authority of the Town of Huntington Public Housing Authority Five-Year Plan is available at the Huntington Housing Authority Administrative Office and the Huntington Community Development Agency Office. The Huntington Housing Authority (HHA) Five- Year Plan is effective from 2010-2014.
The purpose of the Huntington Housing Annual Plan is to communicate the Authority strategic plan for implementing the five year capital improvement plan. Additionally, the plan provides the participants, tenants and other community stakeholders with basic programmatic information, as it relates to the specific programs administered by the Housing Authority.
Below are the most important challenges to be met by the Housing Authority of the Town of Huntington:

- Provide the communities we serve with state of the art closed circuit television systems, as a means to maintain safe, decent and affordable housing.

- Build and maintain partnership relationships with other community stakeholders to ensure that the security, social and the housing needs of the communities are appropriately met.

- Preserve and improve the physical conditions of the public housing stock through the use of Housing and Urban Development (HUD) Capital Grant Funds.
- Create and developed additional public/affordable housing opportunities within the Town of Huntington.

- Invoke the Public Housing residents and the Housing Choice Voucher participants participation in the creation of the Housing Authority's all future capital improvement and development plans.

- Educate and encourage potential landlords regarding their participation in the Housing Choice Voucher program.

- Maintain the Housing Authority's level of direct service through accurate budget authority analysis and the proper implementation of HUD administrative directives, such as eligibility screening, rent calculation and rent reasonableness.

- Enforce all confirmed lease and program violations, especially as it relates to drug or violent crimes.

- Expand housing opportunities through private partnerships such as HOUSING CHOICE VOUCHER project based housing.

The Huntington Housing Authority reduced the public housing inventory by 40 units in 2011. However, the tenants were provided Housing Choice Vouchers to ensure that they were provided safe decent and affordable housing.

The Housing Authority encourages public residents to become more involved in the developing the goals and objectives of the Authority. The HHA does have a Resident Advisory Board that presides over both of the Public Housing Communities.
As a result of a HUD assessment of the Housing Authority's 2013 fiscal year end (FYE) reports, the Huntington Housing Authority was deemed a high performance agency in both the Housing Choice Voucher and the Public Housing Programs. In the 2013, FYE reporting, the Housing Authority scored a 97 and a 98 respectively. In addition, the HHA was awarded funds to implement the Housing Choice Voucher Family Self Sufficiency.

Barriers to Affordable Housing (91.210 (e) and 91.215 (f))

1. Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.

2. Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.

5 Year Strategic Plan Barriers to Affordable Housing response:

Barriers to Affordable Housing

The average home cost in the Town of Huntington is over $600,000. The average tax bill on a unit is $11,000. Residents have stated that while they can afford the monthly mortgage payments, they are unable to attain the goal of homeownership because they cannot save sufficient funds to cover the down payment, utilities and upkeep.

The ability to provide affordable housing in the Town of Huntington is further affected by environmental regulations and the price of land.

When developing housing in Huntington Town, existing environmental regulations make it necessary to take into consideration the effect that the development will have on the underground water supply. Any development that occurs in Huntington Town must adhere to State, County and Local requirements for groundwater protection. Thus, meeting those requirements increases the cost of development.

Concomitantly, Suffolk County has purchased large tracts of land in the Town of Huntington in an effort to preserve open spaces and to protect groundwater. Those actions further diminish the supply of real estate available for development. These actions result in increased land costs in the Town of Huntington, necessarily dictating that quality builders are likely to build high-end housing in the Town of Huntington to recoup their investment. That situation further exacerbates the overall problem of housing affordability for persons of low and moderate incomes in the Town of Huntington.

Through affordable housing Town policy, The Town of Huntington Planning Board has the ability to spur the creation of affordable units in an applicant-initiated zone change resulting in an increase in the lot yield or density. In exchange for this public benefit, per Town Code, the

developer is obligated to provide affordable housing units and contribute to the Town of Huntington Affordable Housing Trust Fund. The increased density enables developers to produce affordable housing without the need for direct financial government subsidy.

The Town, in the process of updating its zoning master plan, has sought to address the ongoing need for affordable housing. The Town Board also enacted an accessory apartment law as an affirmative means to not only increase the number of rental apartments in the Town of Huntington, but also to insure that these rental units comply with building and fires codes. The Huntington Accessory Apartment Law allows for more efficient use of the Town's existing housing stock and seeks to provide small apartments to people of limited income on a town wide basis. One of the law's principal benefits to the Town is that the creation of new rental housing is dispersed throughout the entire town without the expense, delays and disruptions created by new construction, and without concentrating the units on one site. The dispersion of rental housing throughout the entire Town will further integrate diverse ethnic/racial populations and will, in fact, lead to a de-concentration of ethnic/racial minorities. The Town's experience to date supports that projection. There are currently 1,550 accessory apartment units in the Town of Huntington.

The implementation of the Town purchased County surplus property program at reduced cost for affordable housing and the accessory apartment law will enable the Town to produce affordable housing that will be dispersed throughout the entire Town and will continue to allow the Town to develop affordable housing as part of its Consolidated Plan.

In the Town of Huntington there are no excessive, exclusionary, discriminatory or duplicative aspects of these policies, rules and regulations that constitute barriers to affordability.

HOMELESS

Homeless Needs (91.205 (b) and 91.215 (c))

*Please also refer to the Homeless Needs Table in the Needs.xls workbook

Homeless Needs— The jurisdiction must provide a concise summary of the nature and extent of homelessness in the jurisdiction, (including rural homelessness and chronic homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and children, (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered. In addition, to the extent information is available; the plan must include a description of the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.

5 Year Strategic Plan Homeless Needs response:

Homelessness

The Town, in seeking to describe the nature and extent of homelessness within its borders, including the estimated number and special needs of homeless persons who are mentally ill, alcohol and drug abusers, runaway and abandoned youth and victims of domestic violence, and

to identify their racial/ethnic status as required by 24 CFR 91.15(b), after a good faith effort has determined that there is not exact census data available at the present time to provide all items specified in 24 CFR 91.15(b). The best available statistical estimates are provided by the Suffolk County Department of Social Services and reflect only the homeless persons who seek assistance for emergency housing from the Department of Social Services. Those numbers do not take into account those who obtain emergency housing with relatives or who seek shelter in cars or streets.

There are four primary methods for the homeless to access services in Suffolk County. They are Intra Agency Referral, walk-in, agency referral, or Department of Social Services. Case management services are a crucial component of assisting the homeless in accessing the various services that exist in our area. There are three basic kinds of housing from the Suffolk County Department of Social Services, the Continuum of Care for Suffolk and other not-for-profit organizations who provide assistance. The Suffolk County's supportive service system is quite extensive, providing assessment and homeless prevention activities. The Suffolk County Continuum of Care consists of 150 organizations, businesses, government agencies and consumer groups. DSS is the lead county agency charged with housing homeless families and individuals throughout the County.

Within the Town there are also non-homeless households which are threatened with homelessness and are considered "at risk." Factors contributing to this problem include loss of employment, increase in the number of foreclosed homes, excessive housing cost burden, overcrowding, substance abuse, mental illness and AIDS. Extremely low income families with incomes of less than 30% of area median, especially those with children, are most at risk. Suffolk County assists low income families and individuals in imminent danger of residing in shelters, or being unsheltered due to a lack of housing and/or inadequate support network, by establishing a coordinated services approach.

Emergency Shelter: This provides a safe environment and basic needs. Children have the ability to attend school. The residents of the shelters work with shelter staff to get transitional or permanent housing. The stays are limited.

Transitional Housing: This provides housing for up to 2 years. Individuals and families in transitional housing are striving for permanent housing and self-sufficiency.

Permanent Supportive Housing: This is a permanent home for a person with disabilities. It is a safe affordable housing, with services appropriate to the needs of the program participants.

Families and individuals with severe cost burdens (defined by HUD as those individuals paying greater than 30 percent of their income for housing costs) are also at risk of becoming homeless or imminent risk because they do not have affordable housing available to them. These families are currently housed; however, they are potentially at risk of becoming homeless since a change in their present financial situation could cause them to lose their current housing.

Special Needs – Non Homeless

These are the best guesses, to the extent known, of the type of persons who are not homeless but have special needs and in danger of homelessness: the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons addicted to alcohol or drugs or infected with HIV/AIDS, military veterans.

Elderly

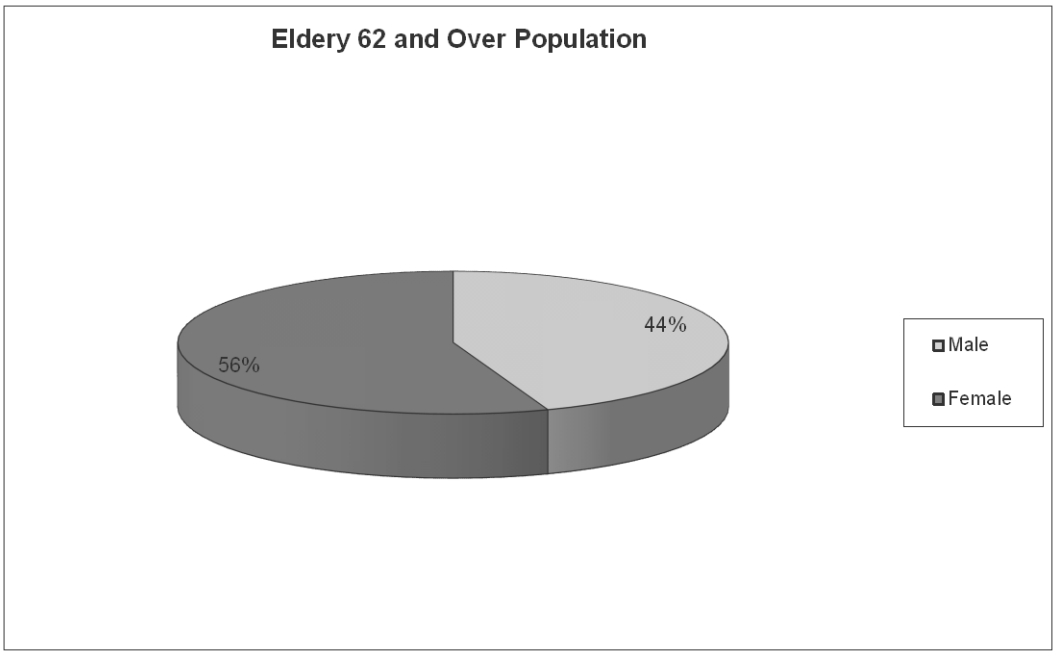
According to the 2010 Census the Town of Huntington elderly population is 18.8% of the total population; this is an increase of 3.8% from previous data found in the 2000 Census.

Data from the 2010 U.S. Census for the Town of Huntington shows the population of 60-64 year olds is 11,905; the population of 65-74 year olds is 16,162; the population of 75-84 year olds is 10,536; and the population of 85 year olds and older is 4,570. Within the first two age groups (those individuals 60-74 years of age) it was determined that 3,571 of these individuals are paying more than 35% of their income toward monthly owner costs. Within these same two age groups, an additional 491 individuals are paying more than 35% of their income toward rental costs.

When considering the expenses of this aging population it is apparent these individuals are in need of our assistance.

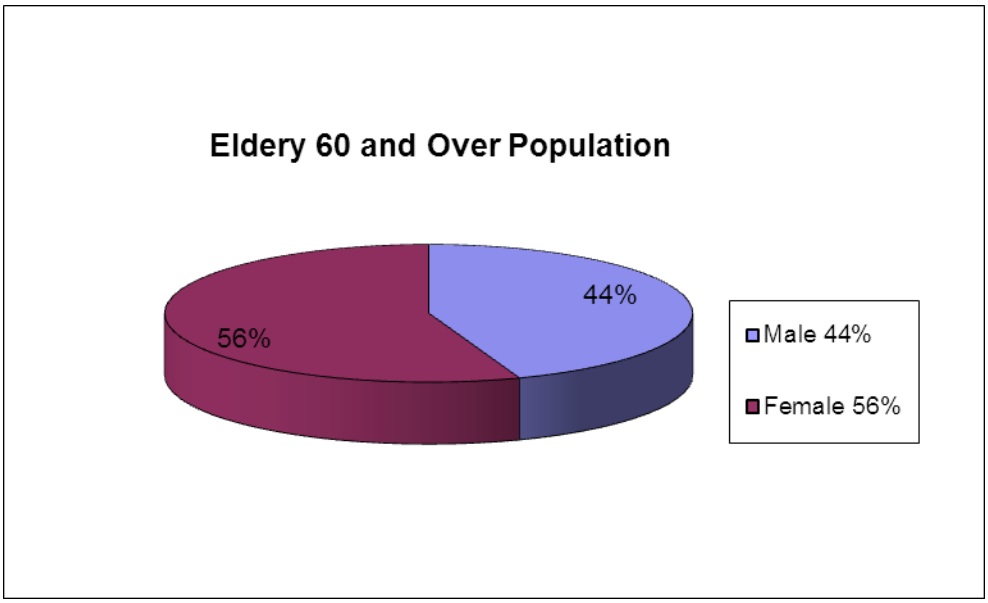
2000
Elderly 62 and over Population

Total	**30,378**
Male	13,460
Female	16,918



2010
Elderly 60 and over Population

Total	**38,221**
Male	16,980
Female	21,241



The Town of Huntington owns and operates two senior centers in the Town, and about 9 satellite locations. The centers provide many services, health screening and blood pressure testing through the American Red Cross, Medicare and Medicaid information, events, movies, tours, physical mobility, socialization, and therapeutic needs. There are additional needs for this group.

Frail Elderly

The term "frail elderly" is a designation given to persons with one or more dependencies in their daily living activities. These individuals are typically 75 years of age or older. We have contacted group homes for the elderly and the Town Senior Day Care program for information on this population. The best estimate is that 11% of the elderly population has its housing needs met through congregate care and the remainder of this population lives with family members.

The demand for housing assistance has risen over the past 10 years. According to the 2010 Census individuals who are considered "frail elderly" have an average median income of $34,472. This means the majority of individuals cannot afford housing costs within the Town. It is the Agency's belief that with the decrease in available housing options this aging population needs our full attention. Estimated U.S. Census data shows that there are 1,986 households in Huntington that received food stamps/snap in the past 12 months has at lease one person in the household 60 years or older.

Substance Abuse

Based on this number by the New York Office of Alcohol and Substance Abuse, there are total of 123,327 cases in Suffolk. Huntington represents 13% of the population, it could be estimated that the town has 16,032 cases.

People who are addicted to alcohol and drugs may never become homeless, but people who are poor and addicted are clearly at increased risk of homelessness. The Town of Huntington Department of Drugs and Alcohol serves almost 290 residents monthly. This Department provides support to residents and their families along the recovery process.
There is a need to educate, and counsel to treat those who are substance abusers. The Town will continue to fund programs though the Department of Human Resources.

Persons with HIV/AIDS
Based on Suffolk County Department of Health (DOH) there are roughly 3,316 with the virus throughout Suffolk County. As the Town of Huntington represents 13% of the county's population, it is estimated that 430 persons with AIDS reside in the town. According to studies up to 50% are likely to experience housing problems.
Suffolk County DOH acts as a referral service for those persons with HIV/AIDS to various not-for-profit and advocacy groups. There is a need for financial assistance, supportive services, and permanent housing for this population.

Priority Homeless Needs

1. Using the results of the Continuum of Care planning process, identify the jurisdiction's homeless and homeless prevention priorities specified in Table 1A, the Homeless and Special Needs Populations Chart. The description of the jurisdiction's choice of priority needs and allocation priorities must be based on reliable data meeting HUD standards and should reflect the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals. The jurisdiction must provide an analysis of how the needs of each category of residents provided the basis for determining the relative priority of each priority homeless need category. A separate brief narrative should be directed to addressing gaps in services and housing for the sheltered and unsheltered chronic homeless.

2. A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table - Homeless Populations and Subpopulations.

5 Year Strategic Plan Priority Homeless Needs response:
Continuum of Care: Gaps Analysis

CPMP Version 1.3

Continuum of Care Homeless Population and Subpopulations Chart

Part 1: Homeless Population	Sheltered		Un-sheltered	Total
	Emergency	Transitional		
1. Homeless Individuals	222	106	0	328
2. Homeless Families with Children	287	85	0	372
2a. Persons in Homeless with Children Families	1122	285	0	1407
Total (lines 1 + 2a)	1344	391	0	1735

Jurisdiction

Data Quality

(E) estimates

Part 2: Homeless Subpopulations	Sheltered	Un-sheltered	Total
1. Chronically Homeless	34	0	34
2. Severely Mentally Ill	411	0	411
3. Chronic Substance Abuse	420	0	420
4. Veterans	210	0	210
5. Persons with HIV/AIDS	46	0	46
6. Victims of Domestic Violence	118	0	118
7. Youth (Under 18 years of age)	0	0	0

Data Quality

(E) estimates

Part 3: Homeless Needs Table: Individuals		Needs	Currently Available	Gap	5-Year Quantities										Total			Priority H, M, L	Plan to Fund? Y N	Fund Source: CDBG, HOME, HOPWA, ESG or Other
					Year 1		Year 2		Year 3		Year 4		Year 5							
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Actual	% of Goal			
Beds	Emergency Shelters	207	166	41	10	0	10	0	7	0	7	0	7	0	41	0	0%	M	y	0
	Transitional Housing	185	97	88	15	0	20	20	16	17	0	0	0	0	51	37	73%	M	Y	O
	Permanent Supportive Housing	501	371	130	20	0	20	0	20	0	20	0	20	0	100	0	0%	H	Y	O
	Total	893	634	259	10	0	10	0	7	0	7	0	7	0	41	0	0%			
Chronically Homeless																				

Part 4: Homeless Needs Table: Families		Needs	Currently Available	Gap	5-Year Quantities										Total			Priority H, M, L	Plan to Fund? Y N	Fund Source: CDBG, HOME, HOPWA, ESG or Other
					Year 1		Year 2		Year 3		Year 4		Year 5							
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Actual	% of Goal			
Beds	Emergency Shelters	1147	1122	25	5	0	5	0	5	0	5	0	5	0	25	0	0%	M	Y	O
	Transitional Housing	361	285	76	15	0	20	0	15	0	15	0	11	0	76	0	0%	M	Y	O
	Permanent Supportive Housing	594	443	151	15	0	25	0	25	0	20	0	30	0	115	0	0%	M	Y	O
	Total	2102	1850	252	35	0	50	45	0	0	40	0	46	0	171	45	26%			

Completing Part 1: Homeless Population. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The counts must be from: (A) administrative records, (N) enumerations, (S) statistically reliable samples, or (E) estimates. The quality of the data presented in each box must be identified as: (A), (N), (S) or (E).

Completing Part 2: Homeless Subpopulations. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The numbers must be from: (A) administrative records, (N) enumerations, (S) statistically reliable samples, or (E) estimates. The quality of the data presented in each box must be identified as: (A), (N), (S) or (E).

Sheltered Homeless. Count adults, children and youth residing in shelters for the homeless. "Shelters" include all emergency shelters and transitional shelters for the homeless, including domestic violence shelters, residential programs for runaway/homeless youth, and any hotel/motel/apartment voucher arrangements paid by a public/private agency because the person or family is homeless. Do not count: (1) persons who are living doubled up in conventional housing; (2) formerly homeless persons who are residing in Section 8 SRO, Shelter Plus Care, SHP permanent housing or other permanent housing units; (3) children or youth, who because of their own or a parent's homelessness or abandonment, now reside temporarily and for a short anticipated duration in hospitals, residential treatment facilities, emergency foster care, detention facilities and the like; and (4) adults living in mental health facilities, chemical dependency facilities, or criminal justice facilities.

Unsheltered Homeless. Count adults, children and youth sleeping in places not meant for human habitation. Places not meant for human habitation include streets, parks, alleys, parking ramps, parts of the highway system, transportation depots and other parts of transportation systems (e.g. subway tunnels, railroad car), all-night commercial establishments (e.g. movie theaters, Laundromats, restaurants), abandoned buildings, building roofs or stairwells, chicken coops and other farm outbuildings, caves, campgrounds, vehicles, and other similar places.

Homeless Population

There are no specific numbers to quantify the problem; however, it is a well-known fact that Suffolk County is going through a housing emergency situation, which is reflected in the provision of motel rooms for homeless families.

The average length of stay in emergency housing has decreased from approximately 16 months to the current of 12 months. In the Town of Huntington, the Department of Social Services estimates there are 23 homeless families and 40 individuals that are homeless from Huntington.

The Continuum of Care Group (COC) in their SuperNofa application stated the following: The most conservative estimate is that 1/3 of the homeless suffer from mental illness and 1/3 suffers from substance abuse. Of the homeless with mental illness and substance abuse, it is estimated that at least 2/3 are dually diagnosed. The Department of Veteran Affairs and the Veteran Administration estimate that at least 30% of the homeless are veterans. The National Commission on AIDS estimates that one-third to one-half of persons with AIDS are homeless. Using a count of person, with AIDS in Suffolk, we estimated that 40% were homeless. A national study found that up to 50% of homeless women and children are fleeing domestic violence. A one-day count by a domestic violence program found that 68% of their clients were homeless; COC used the more conservative estimate of 50%. COC estimated that average family to be a single parent with 2.5 children.

Summarizing, in the homeless population we have a large presence of mental illness, mentally disabled and families with female heads of households and young pregnant women.

Suffolk County Continuum of Care Group

The development of transitional and permanent housing, along with essential support services, for chronically homeless persons will have a significant impact on the number of chronically homeless in Suffolk.

In the past year at least 30 beds have opened specifically for homeless individuals with disabilities (many of which meet the criteria for chronically homeless).

There are over 200 mainstream vouchers being utilized in Nassau and Suffolk counties. The mainstream vouchers assist low-income persons with disabilities by subsidizing their housing, thereby making the rent more affordable.

The major obstacles in achieving the goal of ending chronic homelessness, there is very little land available, and the land available involves the extra high cost of real estate.

The fair market rent for a one-bedroom apartment is $1,309. An individual would receive approximately $600 a month. The median cost of a home in Huntington is over $600,000. Without subsidies the chronically homeless could not afford to live in Huntington.

It seems that the most prevalent cause of homelessness is the inability to earn a ‘living” for whatever reason, and resulting poverty. It seems that the way to attack homelessness is by providing affordable permanent housing, mentoring programs, tutoring programs, enrichment programs recreational program, after school care and job training.

Homeless Advances/Solutions

The county as well as private organizations are aware of the difficulties and have come up with solutions that should help ease the problems of homelessness. The purpose of the Continuum of Care Homeless Assistance Programs is to fund projects that will fill gaps in locally developed systems to assist homeless persons, especially the chronically homeless, to move toward self-sufficiency.

The Homeless Task Force is a group formed by both non-profit organizations and County authorities. Its main objective is to develop plans and policies to end homelessness, and to provide networking and information on how to access housing and services. Within the Town, organizations like Haven House/Bridges help address the need for emergency housing of individuals and families. This organization is dedicated to addressing the needs of those individuals and families who face financial hardship, a main cause of homelessness.

A possible solution is the use of county resources to support the development of generic affordable housing through public awareness and education, along with technical assistance. The implementation of a countywide tracking system that would enables the causes and other variables of homelessness to be charted. This would promote cooperative efforts to address these problems. In addition, the county will continue its commitment to assist struggling persons by: maintaining existing housing through damage repairs, payment of back rent, etc.

Homeless Inventory (91.210 (c))

The jurisdiction shall provide a concise summary of the existing facilities and services (including a brief inventory) that assist homeless persons and families with children and subpopulations identified in Table 1A. These include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities to prevent low-income individuals and families with children (especially extremely low-income) from becoming homeless. The jurisdiction can use the optional Continuum of Care Housing Activity Chart and Service Activity Chart to meet this requirement.

5 Year Strategic Plan Homeless Inventory response:

Facilities

The Town of Huntington currently provides two facilities that house the homeless. Additionally, there are a total of five (5) units of transitional housing in the Town, the combined overnight sleeping capacity of three facilities for the homeless provides for ten (10) families. The five units of transitional housing provide a combined overnight sleeping capacity for ten (10) families. Thus, the combined overnight sleeping capacity for both categories of housing in the Town of Huntington provides for twenty (20) families. The homeless shelters are run by a not-for-profit organization under contract to the Town. The Suffolk County Department of Social Services provides direct services to the residents of the shelters. These services include as necessary: counseling programs to meet the emotional/social needs of the clients including such things as basic family life management skills; psychological services; Day Care Centers for emotionally disturbed adults; programs of recreation, social, health, counseling and vocational activities the provision and transport of food; housing referrals; and, resolving school registration problems for homeless children. There are currently three locations in the Town of Huntington where free food in available to a person in need.

Homeless Services

The homeless can access emergency housing through the Suffolk County Department of Social Services by calling a 24-hour, seven-day-a-week emergency hot line. Community groups and the police are also aware of the hot-line number to which they can make homeless referrals.

The shelters employ professional social worker on-site to meet the needs of the homeless. The social worker coordinates with other existing services agencies to provide assistance to those individuals who need to relocate and/or find permanent housing as soon as possible. The Town, by working with the county and not-for-profit organization, has been able to provide emergency and temporary housing for those who seek it.

The programs and services provided by the Department of Social Services for the homeless person having special needs are as follows:

- Family Counseling – provides counseling for homeless persons
- Family Shelters – provides supervised emergency housing
- Youth Assistance – provides housing for runaway youths
- Handicapped Housing – provides 1 unit of handicapped accessible emergency housing

The Town provides food to people in need through the Huntington Food Council. There are two soup kitchens in Huntington that provide day shelter and hot-cooked meals. One is operated through the St. Hugh of Lincoln parish, located at 1450 New York Avenue, Huntington Station, NY, and Helping Hand Rescue Mission, located at 237 Broadway, Huntington, NY, a not-for profit organization.

The Department of Social Services provides for vouchers for the homeless in Suffolk County. They have programs for food, shelter and will provide for other services as needed.

Homeless Strategic Plan (91.215 (c))

1. Homelessness— Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's strategy must consider the housing and supportive services needed in each stage of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living. The jurisdiction must also describe its strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless.

2. Chronic homelessness—Describe the jurisdiction’s strategy for eliminating chronic homelessness. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness. Also describe, in a narrative, relationships and efforts to coordinate the Conplan, CoC, and any other strategy or plan to address chronic homelessness.

3. Homelessness Prevention—Describe the jurisdiction’s strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.

4. Institutional Structure—Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.

5 Year Homeless Strategic Plan response:

The plan to end chronic homelessness has been developed by Suffolk County as the lead responsible Agency. The strategy includes prevention, outreach, assessment, emergency and supportive services, and transitional and permanent supportive housing. This continuum emphasizes several primary goals: to move chronically homeless persons into permanent housing by increasing the amount of affordable housing stock; increase their opportunities for self–

sufficiency; prevent future episodes of homelessness; and increase accessibility to the continuum of care system.

The homeless can access emergency housing through the Suffolk County Department of Social Services by calling a 24-hour, seven-day-a-week emergency hot line. Community groups and the police are also aware of the hot-line number to which they can make homeless referrals.

Outreach and assessment are the first steps involved in connecting with the street homeless and include getting them off the streets and linking them with other portions of the service system. Most chronically homeless are unlikely to connect with even the best housing programs unless these first contacts are effective. The Family Service League working in conjunction with the Department of Social Services strives to reach objectives with each homeless person.

According to 2013 American Fact Finder Census numbers in the Town of Huntington there are approximately 16,636 persons that are with disability characteristics. The physically disabled are the largest population of the non-institutional population with specified disability.

The Town of Huntington
The Town's Office of Handicapped Services reports there are 10,000 people with physical disabilities in the Town of Huntington. The challenge for many of these individuals and their families is that the disability limits or precludes competitive employment, leaving them on fixed or very limited income-usually social security (SSI) or social security disability (SSDI) benefits.

This means that in addition to living with a disability, people with disabilities often struggle with the stress of acute poverty, including the inability to afford decent and safe housing. These housing needs vary depending upon disability.

The Town provided transportation, social and educational programs. This population has needs for accessible buildings and special provisions for housing units that are affordable.

According to the 2013 American Fact Finder Census there are 5,796 with a cognitive difficulty in the town. The Department of Human Resources supports these town residents. A majority of this population uses BOCES Educational Services and various not-for-profit organizations throughout the County.

The cost of specialized services can easily exceed an individual resources, thus they rely on the public mental health system for help. There is a need for transportation, medication, permanent supported housing, affordable housing and monitoring by family or agencies.

The de-institutionalization of mental patients from psychiatric centers has left many patients struggling to live independently, prematurely and without the necessary skill and tools for day-to-day living.

Imminent Risk

Families and individuals with severe cost burdens (defined by HUD as those individuals paying greater than 30 percent of their income for housing costs) are also at risk of becoming homeless because they do not have affordable housing available to them. These families are currently housed; however, they are potentially at risk of becoming homeless since a change in their present financial situation could cause them to lose their current housing.

Families and individuals who make up the "at risk" populations are currently housed but could be threatened with homelessness and they have the following services available to them:

1. The "Meals on Wheels" program in the Town of Huntington provides financial support, kitchen to cook meals and, Suffolk County provides funding and numerous of volunteers help make this a successful program.

2. The Town coordinates counseling and workshops in money management for people on fixed incomes, with Family Service League, Long Island Housing Services, Housing Help and the Long Island Partnership.

3. The Town has a program to rehabilitate the home of the homeowners within the Town, who are of extremely low, very low or low income at virtually no cost to the homeowner. For those of moderate income, the Town has a low-interest loan program open to those who wish to rehabilitate their home.

4. The Town of Huntington operates a well-publicized Community Food Pantry on 5th Avenue in Huntington Station at Manor Park.

5. Section 8 Certificates and Vouchers are available to help alleviate the cost burden of rent to those threatened with homelessness. These vouchers are available through the Huntington Housing Authority and Community Development Corporation in Suffolk County.

6. Huntington Hospital runs a Preventative Wellness Care program, which is available to those in need at little or no cost.

7. Suffolk County provides food, shelter and other self-help programs, including vocation training at little or no cost.

Special Need Objectives

The Town of Huntington is aware of its special populations and will keep supporting a myriad of programs through different not-for-profit organizations and the town's departments.

Huntington will continue providing assistance to organizations that help the special needs population, family and senior centers providing them with self-sufficiency assistance they require.

	Priority Need Level		**Dollars to Address**	
Special needs subpopulations	**High, Medium, Low**	**Unmet**	**Unmet Need**	**Goals**
Elderly	High	6,100	$ 20,000,000	300
Frail Elderly	High	1,207	$ 5,000,000	200
Severe Mental Illness	Medium	447	$ 3,000,000	127
Ambulatory Difficulty	Low	2,348	$ 3,000,000	Undetermined
Cognitive Difficulty	High	1,124	$ 5,000,000	215
Persons w/Alcohol/Other Drug Addictions (1**)	Low	240	$ 1,000,000	50
Persons w/HIV/AIDS and Terminal illness	Medium	71	$ 3,000,000	30

The unmet need column estimates are based on U.S. Census Fact Finder 2013, CHAS, and other reliable statistics from each special population. The goals column is based on the statistics provided by service providers.

Special Objectives for the 2015-2019 Consolidated Plan

Specific Objective for the next five years	Performance	Expected	Actual (2019)
Homeless Objective			
Provide Shelter in Town owner resident facilities	People	500	
Prevent and help people fight homelessness	People	250	
Support programs for job training, English as a second language	People	1,000	
Special Needs Objectives			
Provide specialized services for special needs population	People	1,100	
Provide appropriate housing for the disabled population	Units	25	

COMMUNITY DEVELOPMENT

Community Development (91.215 (e))

*Please also refer to the Community Development Table in the Needs.xls workbook

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), – i.e., public facilities, public improvements, public services and economic development.

2. Describe the basis for assigning the priority given to each category of priority needs.

3. Identify any obstacles to meeting underserved needs.

4. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

   NOTE: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

5 Year Strategic Plan Community Development response:

Community Development Needs

The Town of Huntington Department of Public Safety works with Suffolk County Police to prevent and eliminate crime. Suffolk County provides protection throughout the Town to eliminate violent crime, drug trafficking and drug-related crime. Although there are exceptions limited geographically, the overall crime rate in the Town has decreased in five years.

Deteriorated Areas

The data shows that Huntington, Greenlawn and East Northport all have "pockets" that are deteriorated. These three communities have the most vacant storefronts, for longer periods of time. More than 35% of their renters pay 35% of their income or more on their rent. The Agency will continue to pursue Huntington Station revitalization plans, and watch the other two communities over the next five years.

Employment

According to the unemployment data published by the Department of Labor, Economic Indicator Report of July 2014, the Town of Huntington had an unemployment rate of 5.2%, Suffolk County's rate is 5.5%; the national rate is 8.6%.

The Town of Huntington is committed to neighborhood revitalization. The Town is working in all downtown communities on issues of handicapped accessibility.

The Town is especially working in Huntington Station regarding revitalization of the downtown area. The resources available for this comprehensive neighborhood revitalization strategy will be applied to the following types of activities:

a) Reconstruction of streets, sidewalks and drainage improvement.
b) Installation and reconstruction of parks and recreational facilities.
c) Rehabilitation of existing housing stock.
d) Removal of blight and deteriorated properties. Enforcement of state and local building codes.

Sources:

- Federal
  - Community Development Block Grant
- Local
  - Town of Huntington funds
  - Suffolk County Downtown Revitalization Grant Program funds
  - Restore New York (NYS) or other state Grant funds

Facilities

Facilities are a valuable asset to all communities; they are needed to provide individuals and families with positive living experiences, through the removal of architectural barriers. The facilities are also needed for many programs that support the elderly, home-bound, and childcare.

Many government facilities and parks still have not been adequately modified to meet the needs of physically disabled residents, and countless sidewalks need to be rebuilt at intersections in order to allow wheelchairs to travel safely.

Sources:

- Federal
  - Community Development Agency
- Local
  - Town of Huntington funds

Create and Expand Economic Development Opportunities

The Town will employ activities that provide financing to new businesses and employment/jobs skills training to businesses.

There is a need to assist low and moderate-income residents to improve their economic conditions by programs to provide training for working to upgrade their training skills. These programs can be in the form of job training and retraining or assistance to small business that will employ and train unemployed person with limited or obsolete skills.

Strategy Development

The Town of Huntington will be utilizing Community Development Block Grant funds, combined with State funds, private investment and industrial development funds to rehabilitate and build new businesses in the Town. The Suffolk County Department of Labor and Department of Social Services, in partnership with the Agency, are providing job training and re-training for unemployed lower-income residents at the Agency's newly-opened "Huntington Opportunity Resource Center" located in the heart of Huntington Station within walking distance to those in most need of these services and assistance.

To further enhance lending in the Town of Huntington, The Huntington Chamber of Commerce and the Huntington Community Development Agency have worked closely with local lending institutions to promote micro-business loan opportunities for Small Business. The Town will continue to provide technical assistance to businesses seeking Micro-Business Loan assistance and support.

Town of Huntington
Community Development Needs Priority

Priority Community Development Needs	**Priority Ranking –** **High, Medium, Low** **No Such Need**	**Rationale for Allocation Priority**
PUBLIC FACILITY NEEDS		
Senior Centers	High	The Town's senior centers need more space. Greater need for senior services.
Youth Centers	High	Service Providers and citizens repeatedly state need for youth centers.
Neighborhood Facilities	Medium	Most neighborhoods have facilities for community meetings. Provision for maintenance a problem.
Child Care Centers	Medium	Most neighborhoods have day care facilities; however, several are in need of rehabilitation or expansion.
Parks and/or Recreation Facilities	Low	Neighborhood parks are a valuable asset to low-income communities. Citizens repeatedly request new or upgraded parks.
Health Facilities	Medium	Suffolk County, NY State and non-profit organizations have in existence a coordinated health care system. Primary needs for facilities in low-income neighborhoods.
Parking Facilities	High	Parking facilities are essential to center business districts' revitalization plan.
Other Public Facilities	Low	Facilities to serve specific functions or groups may be necessary in the future.
OTHER INFRASTRUCTURE IMPROVEMENT		
Solid Waste Disposal Improvements	Low	New York State mandates waste disposal requirements.

Town of Huntington
Community Development Needs Priority

Flood Drain Improvements	Medium	Flooding in lower income neighborhoods due to inadequate storm water facilities.
Water Improvements	Medium	Most communities are served by public wells.
Street Improvements	Medium	Studies and residents in lower income neighborhoods request street lighting and improvements.
Sidewalk Improvements	Medium	Request as part of overall revitalization needs by citizens.
Sewer Improvements	High	Sewer improvements are necessary to redevelop neighborhoods and construct affordable housing.
Asbestos Removal	Low	Not a major concern in consortium.
Other Infrastructure Improvement Needs	Low	Other needs do not rate as high as activities listed above.
PUBLIC SERVICE NEEDS		
Senior Services	High	Town has a high percentage of seniors and a population that is aging.
Handicapped Services	High	County and towns offers services and programs to the handicapped.
Youth Services	High	A wide variety of services are needed for youth-based on service providers and town youth bureaus.
Transportation Services	Medium	Services needed to transport senior, homeless and low-income persons to health, job and recreational programs.
Substance Abuse Services	High	Rising drug problems created high need for drug screening, treatment, aftercare, and education.

Town of Huntington
Community Development Needs Priority

Employment Training	High	Training for displaced workers and people with limited skills needed for economic growth.
Crime Awareness	High	Programs in place to work with neighborhoods on crime problems.
Fair Housing Counseling	Medium	Services needed to compliment Human Rights Commission and local counseling.
Tenant/Landlord Counseling	Low	Service needs to be expanded outside of lower income areas.
Child Care Services	High	Affordable day care for low-income households needed to allow for job training and employment.
Health Services	Low	Services to support existing programs needed in lower-income neighborhoods.
Other Public Services Needs	Low	Services to specific groups may need to be addressed in the future.
ACCESSIBILITY NEEDS	High	Public facilities need to be brought into conformance with ADA requirement.
Residential Historic Preservation Needs	Low	Private funding has financed most of historic preservation projects.
Non-Residential Historic Preservation Needs	Low	Needs in central business districts to rehabilitate properties as part of revitalization efforts.
ECONOMIC DEVELOPMENT NEEDS		
Commercial-Industrial Rehabilitation	High	Low-cost financing needed for business expansion and retention, especially for small business.
Commercial-Industrial Infrastructure	Low	Additional public infrastructure need for economic expansion and to revitalize central business districts.

Town of Huntington
Community Development Needs Priority

Other Commercial-Industrial Improvements	Medium	Need to finance equipment purchases for business expansion and retention.
Micro-Business	Medium	Interest in micro-business is a growing trend.
Other Business	Medium	Assistance provided by private sector and town and county industrial development agencies.
Technical Assistance	Low	Programs in place by various organizations to offer technical assistance.
Other Economic Development Needs	Medium	Job training for dislocated workers and unskilled workers.
OTHER COMMUNITY DEVELOPMENT NEEDS		
Energy Efficiency Improvements	Low	Most homes have been built with energy efficient material. Rehabilitation projects ensure energy efficiency.
Lead Based Paint/Hazards	Low	Number of homes with lead based paint low. Over 90% of housing built after 1960 does not contain lead based paint.
Code Enforcement	Low	Code enforcement activities compliment housing rehabilitation and redevelopment efforts.
PLANNING	Medium	Community estimates planning for its future goals.

Community Needs

Anti-Crime Programs

	Need Level	Units	Estimated $
Overall	Med	0	$0
Sub-Categories –			
Crime Awareness O5I	Med	0	$0

Economic Development

	Need Level	Units	Estimated $
Overall	Low	0	$ 200,000
Sub-Categories –			
Rehab; Publicly or Privately-Owned Commercial (14E)	Low	0	$ 50,000
CI Land Acquisition/Disposition (17A)	Low	0	$ 0
CI Infrastructure Development (17B)	Low	0	$ 0
CI Building Acquisition, Construction, Re (17C)	None	0	$ 0
Other Commercial/Industrial Improvements (17D)	Med.	0	$ 100,000
ED Direct Financial Assistance to For-Pro (18A)	None	0	$ 0
ED Technical Assistance (18B)	None	0	$ 0
Micro-Enterprise Assistance (18C)	Low	0	$ 50,000

Infrastructure

	Need Level	Units	Estimated $
Overall	Low	0	$ 860,000
Sub-Categories –			
Flood Drain Improvements (03I)	Med.	0	$ 100,000
Water/Sewer Improvements (03J)	High	0	$ 150,000
Street Improvements (03K)	Med.	0	$ 250,000
Sidewalks (03L)	Med.	0	$ 125,000
Tree Plating (03N)	Low	0	$ 35,000
Removal of Architectural Barriers (10)	Med.	0	$ 200,000
Privately Owned Utilities (11)	None	0	$ 0

Planning and Administration

	Need Level	Units	Estimated $
Overall	Low	0	$ 899,000
Sub-Categories –			
HOME Admin/Planning Costs of PJ (not part 19A)	–	0	$ 0
Planning (20)	Med.	0	$ 244,000
General Program Administration (21A)	Low	0	$ 500,000
Indirect Costs (21B)	Low	0	$ 50,000
Public Information (21C)	Low	0	$ 5,000
Fair Housing Activities (subject to 20% A 21D)	Med.	0	$ 100,000
Submissions of Applications for Federal P (21E)	–	0	$ 0
HOME Admin/Planning Costs of PJ (subject to 21H)	–	0	$ 0
HOME CHDO Operating Expenses (subject to (21I)	–	0	$ 0

Public Facilities

	Need Level	Units	Estimated $
Overall	None	0	$ 1,325,000
Sub-Categories –			
Public Facilities and Improvements (General 03)	High	0	$ 500,000
Handicapped Centers (03B)	None	0	$ 0
Neighborhood Facilities (03E)	High	0	$ 350,000
Parks, Recreational Facilities (03F)	High	0	$ 350,000
Parking Facilities (03G)	Med.	0	$ 50,000
Solid Waste Disposal Improvements (03H)	None	0	$ 0
Fire Stations/Equipments (03O)	None	0	$ 0
Health Facilities (03P)	None	0	$ 0
Asbestos Removal (03R)	None	0	$ 0
Clean-up of Contaminated Sites (04A)	None	0	$ 0
Interim Assistance (06)	None	0	$ 0
Non-Residential Historic Preservation (16B)	Low	0	$ 75,000

Public Services

	Need Level	Units	Estimated $
Overall	None	0	$ 175,000
Sub-Categories –			
Public Services (General) (05)	Med.	0	$ 50,000
Handicapped Services (05B)	Med.	0	$ 0
Legal Services (05C)	None	0	$ 0
Transportation Services (05E)	Med.	0	$ 0
Substance Abuse Services (05F)	High	0	$ 0
Employment Training (05H)	Med.	0	$ 0
Health Services (05M)	Low	0	$ 0
Mental Health Services (05O)	Low	0	$ 0
Screening for Lead-Based Paint/Lead Hazards (05P)	Low	0	$ 125,000

Senior Programs

	Need Level	Units	Estimated $
Overall	None	0	$ 750,000
Sub-Categories –			
Senior Centers (03A)	High	0	$ 750,000
Senior Services (05A)	-	0	$ 0

Antipoverty Strategy (91.215 (h))

1. Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually). In consultation with other appropriate public and private agencies, (i.e. TANF agency) state how the jurisdiction's goals, programs, and policies for producing and preserving affordable housing set forth in the housing component of the consolidated plan will be coordinated with other programs and services for which the jurisdiction is responsible.

2. Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.

5 Year Strategic Plan Antipoverty Strategy response:

Anti-Poverty Strategy

According to the US Census bureau (s1701 poverty status 2008-2012) 4.4% of all families in Huntington live below the poverty level. The Town is aware of the needs of those families living in poverty and that they have insufficient funds for decent affordable living. To reduce the number of persons with incomes below the poverty level, the Town has been working with State, County and non-profit agencies.

Through the County, the Department of Social Services and Department of Labor have as its basic concept the introduction of employment training, job search assistance and work experience activities to enhance Public Assistance programs. The goal of the program is to have DSS clients Through Self Sufficiency gain the necessary skills to secure long-term employment and eventually become independent and earn an income above the poverty level. Huntington Community Development Agency has recently partnered with Suffolk County to bring their Departments of Social Services and Labor closer in proximity to the area in greatest need. At the Huntington Opportunity Resource Center, an Agency-owned property, these services are made available to ensure convenient access to Town, County and Agency programs. Prior to the opening of the Opportunity Center, those who needed access to County services either did not access them at all due to distance, or, spent substantial money and time on public transportation to get them to the various County sites that located well outside of the Town of Huntington.

Housing is another concern for our low income residents. Many are residing in properties and are expending more than 50% percent on their housings expenses, therefore they are unable to save to buy a home, or repair their home if they are lucky to own a home. The Huntington Housing Authority has requested additional vouchers for those who are renting and the Town's rehabilitation programs are helping those who own homes and need repairs.

The anti-poverty strategy is to provide a continuum of care for the homeless persons and families. Homeless persons constitute a significant segment of the population living below the poverty line.

This continuum of care process should ensure that families move from homelessness to self-sufficiency to independent living, thereby reducing the number of households with incomes below the poverty line.

The Huntington Community Development Agency, Suffolk County and various other non-profit organizations are working to provide a continuum of care for the homeless by:

f) Assessment and outreach to determine the needs and services of homeless family or individuals. This assessment is by a DSS caseworker or by a non-profit agency.
g) The Town owns two emergency shelters, which provide temporary housing and supportive services.
h) Transitional housing facilities where a person or family may be referred prior to placement for permanent housing. Supportive services are provided.
i) Supportive services are essential components in the continuum of care process. These include counseling, transportation, food, day care, medical assistance, independent living skills and job training.
j) Permanent housing with supportive services is the final component to the continuum of care process. In some cases, families with chronic disabilities may require on-going supportive services once they are in permanent housing.

By coordinating and working with all the activities provided by a myriad of providers the above process should ensure that families move from homelessness to self-sufficiency to independent living, thereby reducing the number of households with incomes below the poverty line.

NON-HOMELESS SPECIAL NEEDS

Specific Special Needs Objectives (91.215)

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.

2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

5 Year Non-homeless Special Needs Analysis response:

According to the US Census bureau (s1701 poverty status 2008-2012) 4.4% of all families in Huntington live below the poverty level. The Town is aware of the needs of those families living in poverty that they have insufficient funds for decent affordable living. To reduce the number of persons with incomes below the poverty level, the Town will continue to work with State, County and non-profit agencies.

	Priority Need Level		**Dollars to Address**	
Special needs subpopulations	**High, Medium, Low**	**Unmet**	**Unmet Need**	**Goals**
Elderly	High	6,100	$ 20,000,000	300
Frail Elderly	High	1,207	$ 5,000,000	200
Severe Mental Illness	Medium	447	$ 3,000,000	127
Ambulatory Difficulty	Low	2,348	$ 3,000,000	Undetermined
Cognitive Difficulty	High	1,124	$ 5,000,000	215
Persons w/Alcohol/Other Drug Addictions (1**)	Low	240	$ 1,000,000	50
Persons w/HIV/AIDS and Terminally ill	Medium	71	$ 3,000,000	30

The unmet need column estimates are based on U.S. Census 2010, American Fact Finder, CHAS, and other reliable statistics from each special population. The goals column is based on the statistics provided by service providers.

Special Objectives for the 2010-2014 Consolidated Plan

Specific Objective for the next five years	**Performance**	**Expected**	**Actual (2014)**
Homeless Objective			
Provide Shelter in Town owner resident facilities	Availability	500 Households	
Prevent and help people fight homelessness	Availability Affordability	250 Households	
Support programs for job training, English as a second language	Sustainability	1,000 Individuals	
Special Needs Objectives			
Provide specialized services for special needs population	Sustainability	1,100 Individuals	
Provide appropriate housing for the disabled population	Sustainability Accessibility	25 Households	

The anti-poverty strategy is also to provide a continuum of care for the homeless persons and families. Homeless persons constitute a significant segment of the population living below the poverty line.

This continuum of care process should ensure that families move from homelessness to self-sufficiency to independent living, thereby reducing the number of households with incomes below the poverty line.

Lastly, the Consolidated Plan is a planning tool, not legislation. This plan is a snapshot of current scenarios in the Town of Huntington. Need always outpaces the financial resources any Town relies on to reach established goals and the Town of Huntington is no different. Additionally, budget cuts from New York State and the Federal Government will impact this plan, as both have, over the years, gradually reduced the amount of funding the Town receives to meet the various needs outlined in this plan. The main purpose of this discussion is to identify needs and opportunities based on statistical data that can be used to prioritize and attain program goals. The Huntington

Community Development Agency will always administer CDBG funds to those who have the greatest need at any given moment in time. Benchmarks / goals have been outlined in each activity in the Annual Plan, and will be reported in the CAPER.

The following are responses to letters, reports and public comments delivered to the Agency during the process:

For the Town's 5 year Consolidated plan, **The Huntington Township Housing Coalition** has noted as its primary objective the need to increase the supply of affordable rental housing for extremely low, very low and low income households. **The Huntington and Vicinity Ecumenical Ministerial Alliance** is concerned that minorities and families with children have been unfairly denied equal housing opportunities. The **Fair Housing in Huntington Committee, Inc**. is concerned with perceived residential segregation in the Town.

The Town of Huntington offers the following consolidated response to the above input from these organizations:

As is well known, the majority of housing built in Huntington was based on the post WWII single family home suburban model. By 1990, the Town had a total 63,730 units of housing, a majority of them single family. Since 1990, according to the U.S. Census Bureau, a total 7,372 residential units were constructed.

According to the U.S. Census Bureau, between 2001-2012 3,993 new units of housing were added. A review by the Huntington Community Development Agency has revealed that the Town of Huntington affordable housing initiative created 430 of those units town wide, representing 12 percent of all new housing added during that eleven year period. In addition, once completed, the new Avalon development will add a total of 303 one, two and three bedroom rental units to the existing inventory. As a direct result of the Town's Affordable Housing law, 43 of those rental units are affordable.

With regard to the Huntington Ecumenical Ministerial Alliance's concerns about equal housing opportunities for minorities and families with children, the affordable housing inventory constructed pursuant to Town legislation is available to eligible individuals/families by way of public lottery. Those lotteries enable all persons who believe to be qualified to enter and be ranked in the order in which their name/s are drawn. Once all names are drawn, applicants, beginning with the first drawn, must submit all required information in order to determine if they meet the eligibility requirements to obtain an affordable unit.

History shows that not all who enter an affordable housing lottery ultimately qualify for a unit. To address the Ministerial Alliance's concerns that the eligibility standards utilized to determine qualification for affordable housing are too high, the Town and CDA reiterate that the standards used are those established by the Department of Housing & Urban Development (HUD). In its continuing efforts to assist individuals seeking affordable housing, the Town intends to facilitate, in partnership with the Ministerial Alliance and on its own, housing education and counseling seminars aimed at those who have been unsuccessful in moving forward in affordable housing lotteries in the past as well as those who may be attempting to enter an affordable housing lottery for the first time. It is the hope that such efforts to help individuals better understand the application process and the eligibility requirements, as well as the importance of one's financial and credit status, can go a long way toward ensuring a more favorable outcome in future affordable housing lotteries.

To the Housing Coalition's concern about increasing the overall inventory of affordable rental housing, it is important to note that while studies have pointed to a need for additional such units, along with affordable equity units, the fact remains that market factors, namely the scarcity of land to be developed in Huntington, impacts the availability of affordable, multi-family housing. The lack of land on which to build generally results in higher demand and higher prices for developers, which in turn impacts the viability of constructing entirely affordable, multifamily housing. The higher costs for acquiring property to be developed, when combined with the cost of wastewater management at the sites, oftentimes makes it financially impractical for developers to construct entirely affordable multi-family developments. The costs associated with acquiring and developing properties is ultimately passed on to the consumer, or in this case, the renter or homeowner. Notwithstanding these market forces, the Town continues to compel developers to construct affordable housing through its Affordable Housing law. That law requires that all multi-family developments requiring a zone change, must include a percentage of affordable units in order to obtain approval.

The Town recognizes that, while its Affordable Housing law is helping to address the needs of the community, it is not the only answer. That is why it believes that the construction of rental housing units over commercial

establishments via mixed-use downtown development is another solution to increasing the rental housing inventory. It is the Town's expectation that the public-private partnership between itself and Renaissance Downtowns, LLC will yield a substantial number of rental units to add to the Town's inventory and help to meet existing needs. Further, the Town is proud to have supported the limited equity cooperative plan that is in place for the 117 affordable units proposed for Ruland Road. Under this plan, qualified applicants will be able to purchase shares in the cooperative with a minimal down payment, similar to a security deposit. Shareholders will then have equity in their respective units and pay a monthly maintenance charge, with no mortgage or other type of financing required.

To the Fair Housing in Huntington Committee's concern about residential segregation of multi-family housing, the Town and the HCDA are ever mindful of the need for housing options for all individuals and families throughout the Town. The Agency also recognizes the fact that minority individuals and families reside in single family homes being constructed throughout the Town (in fact, the white population is actually *decreasing* in many of the Town's hamlets as depicted on HCDA's most recent Analysis of Impediments), and minorities further respond to both the market rate and affordable housing units within the Town's senior communities.

Further, with regard to the FHHC's concerns regarding residential segregation within the Town, the fact is that over the past twenty years, the vast majority of non-age restricted, multi-family housing constructed in the Town has been constructed outside of the six census tracks focused on by the FHHC. More specifically, the Town has approved the construction of over 1,000 units of multi-family housing in the Melville-area, consisting of the Avalon Court, Villages, and Millennium Hills developments. Of those units, over 200 of them are affordable housing units. In addition, as noted above, Highland Greens (formerly known as the Ruland Road project), is quickly nearing approval and, once constructed, will yield an additional 117 units (1-3BR) of affordable housing in the form of limited equity co-ops in Melville.

Additionally, as of this writing a 19-unit rental housing community is currently under construction on Creek Road in Halesite in which three of the units will be affordable rentals in accordance with the Town's Affordable Housing law. All of these units are outside of the census tracks which are the focus of the FHHC's concerns and will be awarded to eligible applicants by a public lottery. Thus, contrary to the concerns raised by the FHHC, the trend over the past two decades has not been for the Town only to approve multi-family housing projects located within "areas of minority concentration."

It is important to note that the current focus of private developers on the development and construction of senior housing - a national trend - is a direct result of the needs of the market, namely the aging baby boomer population now looking to transition into housing that is more suitable to their needs. That is clearly reflected in Huntington, with seniors (as of the 2010 Census) making up approximately 19% of the Town's population. That 2010 figure is 4% higher than that in the 2000 Census, and HCDA expects that at this writing the area's senior population has again increased by at least one percentage point. The Town is committed to encouraging that affordable senior housing is a component of each of senior housing development that is proposed and constructed. As with all developments which require a zone change as part of the approval process, Town law mandates that a portion of all senior housing developments, regardless of where they are located, be set aside as "affordable."

The Town and Huntington Community Development Agency understand and recognize that, despite the Town's many accomplishments to date, the need for affordable housing of all types and sizes continues to exist throughout the Town. The Town and the HCDA pledge to continue working closely with housing advocates and groups to ensure best efforts and fairness to all concerned in attempting to address the affordable housing needs of the community, given the inherent development and economic challenges, and federal regulations that govern its disposition and administration. This partnership must include open communication, education, and a desire to understand and accept mutual realities. We are grateful for the input of the Huntington Township Housing Coalition, the Huntington and Vicinity Ecumenical Ministerial Alliance and Fair Housing in Huntington Committee, Inc. in this Five Year Consolidated Plan.

Comments for this report have made available to the Agency by the Family Service League, Huntington Township Housing Coalition, Huntington Ecumenical Ministerial Alliance and Fair Housing in Huntington Committee, Inc., and can be found in the following pages, beginning on page 107 and ending on page 122.

Karen Boorshtein, LCSW
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FAMILY SERVICE LEAGUE
Restoring Hope. Rebuilding Lives.

November 24, 2014

Joan Cergol, Director
Huntington Community Development Agency
Town of Huntington
100 Main Street
Huntington, NY 11743

Dear Mrs. Cergol,

Family Service League has reviewed the Town of Huntington's Consolidated Plan 2015-2020 and believes this plan provides a solid framework for developing and implementing programs for very low, low, and moderate –income households. Family Service League supports and applauds this plan as it focuses efforts in the following key areas:

- Improving the condition of existing, owner-occupied housing inhabited by low, very low, low and moderate-income families
- Increasing the supply of affordable, owner-occupied housing for very low, low and moderate-income households
- Facilitating the location of housing for the homeless and households with special needs
- Expanding employment and economic development opportunities for low- and moderate-income persons
- Increasing public facilities to low- and moderate-income individuals

As you are aware, Family Service League (FSL) is a non-profit, non-sectarian community-based human service agency that has helped adults and children in need throughout Suffolk County since 1926. FSL provides a comprehensive network of care across Long Island, serving infants to elders through Children and Youth Programs, Senior Services, Vocational Programs, Family Support Programs, Mental Health and Substance Abuse Programs, and Housing and Homeless Services.

COA
Participating Agency
THE TOWNWIDE FUND of Huntington, Inc
BBB
United Way
211

Our mission: Family Service League helps individuals, children and families to mobilize their strengths and improve the quality of their lives at home, in the workplace and in the community.

We share a long and strong relationship with the Huntington Community Development Agency. Like you, we are deeply invested in improving the quality of housing and quality of life for Huntington residents. We look forward to continuing to partner with the Huntington Community Development Agency by increasing residents' housing option through our HomeShare Program.

HomeShare provides a solution to two urgent community problems: it brings together older, low-income homeowners and low-income home seekers of all ages to share a single family home. It enables seniors to preserve their homes and independent living status and - utilizing the existing housing stock - enables persons of all ages to obtain decent, safe and affordable housing. HomeShare helps elderly homeowners to remain in their homes, independent and self-sufficient, as long as possible; protects seniors from premature placement in institutional settings; allows young and middle-aged Long Islanders to find good, affordable housing; addresses the lack of affordable housing by utilizing the existing housing stock more efficiently, effectively and equitably.

HomeShare offers companionship, safety, and security, and provides homeowners with needed assistance and/or income while providing home-seekers with low cost housing.

Family Service League receives numerous calls for housing assistance from Huntington residents. In 2013-2014, 40 people called requesting information about HomeShare, which resulted in 10 successful matches involving 20 individuals.

Please contact me at (631) 470-6970 or pboyd@fsl-li.org if you have any questions or need additional information. Thank you.

Sincerely,

Peggy Boyd

Peggy Boyd, LMSW
Vice President for Advocacy & Services

Huntington Township Housing Coalition

October 23, 2014

Ms. Joan Cergol, Director
Community Development Agency
Town of Huntington
Town Hall
100 Main Street
Huntington, New York 11743

Dear Ms. Cergol:

I am writing on behalf of the Huntington Township Housing Coalition to urge that the Town of Huntington's Consolidated Plan 2015-2020 and Community Development Block Grant (CDBG) 2015 application translate into the actual creation of affordable housing, in particular family and rental housing. We appreciate that previous Consolidated Plans and CDBG documents have referenced the need for, and identified goals to create, affordable housing. *However, the Coalition is deeply concerned that these plans have not yielded significant numbers of new affordable ownership or rental units, especially when measured against the goals for affordable housing identified in the Town's 2008 Comprehensive Plan.*

Attached please find the Coalition's analysis that compares the calls for affordable housing in the Town's much-acclaimed 2008 *Horizons 2020: Town of Huntington Comprehensive Plan* with the actual creation (planned or completed) of affordable units since 2008. Disturbingly, we found that only 592 new units of affordable housing have been planned or completed, of which 116 or only 20% will be rental.

More important, the total 592 planned affordable units (ownership and rental) will hardly make a dent in the need for 2,789 affordable housing units projected by a Rutgers University study of Huntington's housing needs, 2005-2020. The Rutgers assessment, which was commissioned by the Suffolk County Legislature for each town in Suffolk, reported a grim housing situation in Huntington. Using US Census data, the study found:

- 10,053 cost-burdened households paying more than 30% of their income toward housing costs, that is, living in "unaffordable" housing.
- 257 households living in what the Census defines as "deficient" housing meaning two or more serious structural issues.
- 515 households living in what the Census defines as "crowded" housing.

Given the clear disconnect our report demonstrates between the goals for creating more affordable housing, particularly rental housing, in both the Town's Comprehensive and Consolidated Plans, and the actual construction of this desperately needed housing, we call upon the Town to develop in its Consolidated Plan, 2015-2020 and Community Development Block Grant application for 2015, concrete plans that will actually transform these worthy goals into brick and mortar affordable homes.

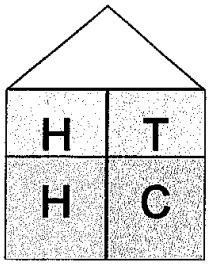
Yours truly for the Coalition,

Dick Koubek/JS

Richard Koubek, PhD, President
631-499-6725

CC: Supervisor Frank Petrone, members of the Town Board and Town Clerk Jo Ann Raia

P.O. Box 1070 ♦ Huntington, NY 11743 ♦ ♦ www.huntingtonhousingcoalition.org



Huntington Township Housing Coalition

The Huntington Comprehensive Plan's Call for More Rental Housing Failed to Significantly Impact Huntington's Affordable Housing Stock

A Report by the Huntington Township Housing Coalition on the 2015 Community Development Block Grant Application and Five Year Consolidated Plan

October, 2014

By Richard Koubek, PhD, President
Huntington Township Housing Coalition

The Huntington Township Housing Coalition is aware that the Town of Huntington's "Five Year Consolidated Plan, Annual Action Plan, Fifth Year, 2014" has, among its objectives:

- "Increase the supply of affordable renter occupied housing for extremely low, very low and low-income households.
- Improve the condition of existing housing for renter and owner occupied households principally occupied by extremely low, very low and low income families."[1]

The Coalition appreciates the efforts outlined in this Consolidated Plan to secure funding and participate in programs to expand the stock of affordable rental housing for a range of incomes. *However, the Coalition is also deeply concerned that these plans have not yielded significant numbers of new affordable housing, in particular rental units, when measured against the goals of the Town's 2008 Comprehensive Plan*.

In December 2008, after conducting a town-wide visioning process, the Town Board adopted - with much public acclaim - *Horizons 2020: Town of Huntington Comprehensive Plan*. This Comprehensive Plan could not have been clearer in criticizing the lack of affordable housing in Huntington, particularly "quality, affordable rental housing" which was described as "limited" for both "lower-income residents" and "moderate and middle- income members of the local workforce." The Comprehensive Plan also criticized Huntington's 85%/15% ownership/rental

[1] Town of Huntington "Five-Year Consolidated Plan Annual Action Plan, Fifth Year 2014 (April 1, 2014 –March 31, 2015)". Page 6.

housing ratio (compared with the U.S. 67%/33% ratio) which "falls short of providing a balance or range of choices for those with different housing needs."

A close examination of housing data since the Comprehensive Plan was adopted in 2008 reveals that only 592 new units of affordable housing have been planned or completed of which 116 or only 20% will be rental. When a total of 378 new, planned rental units are built (affordable and market rate) Huntington's ownership/rental ratio will have been tweaked to 82%/18%, almost the same problematic ratio reported in the 2008 Comprehensive Plan and still well below the national ratio for rentals. More important, the total 592 planned affordable units (ownership and rental) will hardly make a dent in the need for many thousands of affordable housing units projected by a Rutgers University study of Huntington's housing needs, 2005-2020.

A detailed assessment follows of the Town's affordable housing needs – particularly for rental units - and the shortfall since release of the Huntington Comprehensive Plan in 2008.

Chart 1
Huntington's 2008 Comprehensive Identified a Serious Shortage of Affordable Housing, Especially Rental Housing

The *Horizons 2020: Town of Huntington Comprehensive Plan* noted that:

- "Except for the affluent...all segments of the population are affected by the scarcity of affordable housing in Huntington."
- "Rental housing options for Huntington's lower income residents are limited."
- "For moderate and middle income members of the local workforce, such as nurses, police officers, secretaries, and mid-level managers, choices for quality, affordable rental housing are similarly limited."
- The Town's 85%/15% ownership/rental housing ratio "falls short of providing a balance or range of choices for those with different housing needs" compared with the U.S. 67%/33% ratio.[2]

Thus, the 2008 Huntington Comprehensive Plan – or master plan – threw down a clear challenge: Huntington has a serious lack of affordable housing, particularly rental housing, that does not meet the needs of its citizens. To illustrate, typical Suffolk County rents are: $1,309 for a one-bedroom unit and $1,613 for a two bedroom unit.[3]

- In order to afford a two bedroom unit a family must earn $58,000 a year (using the standard that 30% of family income should be spent for housing costs.)
- But about one quarter of Suffolk residents earn under $58,000 a year and 16% of Huntington families earn under $50,000 meaning that the typical apartment is unaffordable for them.[4]

[2] *Horizons 2020: Town of Huntington Comprehensive Plan*, Chapter 9, Affordable Housing, Pages 9-3, 9-4, 2008
[3] U.S. Department of Housing and Urban Development 2014 Fair Market Rental for Suffolk County.
[4] U.S. Census American Fact Finder, Suffolk County, 2012.

- Because Huntington rental apartments are scarce and therefore expensive, 54.1% of Huntington renters pay "unaffordable" rents that are more than 30% of their income.[5]

Huntington's shortage of affordable housing choices is having an especially harsh impact on young people.

- A 2014 study found that 75 percent of young people, ages 20-34, said the lack of affordable housing options on the Island may limit their ability to stay.[6]
- Because Long Island lacks affordable rental housing, there were 15% fewer 25-to-34-year-olds in 2009 than there were in 2000, a larger decline than in any other part of the New York metropolitan region.[7]
- A 2014 study found "a huge exodus of young people, especially from mostly white, higher-income Long Island neighborhoods" like the Town of Huntington due to the lack of affordable rental housing.[8]
- This brain drain is a threat to the LI economy and a net loss to taxpayers who spend on average $300,000 to educate a child, grades K-12, only to see them leave the Island because, in part, they can't find affordable rental housing here.

Long Island business leaders have long recognized that the shortage of affordable housing imperils the future of Long Island's economy and tax base.

- A 2013 study concluded "the shortage of affordable rental homes is already straining Long Island's economy, and will make it much harder to compete for jobs in the years ahead."[9]
- *Newsday* reported on June 5th, 2014, that Computer Associates was moving their headquarters off LI, joining "a parade of [almost 30 companies] that have done so" [10]
- Recognizing the threat to the LI economy, the Long Island Association has as one of its 2014 priorities, to "generate construction of rental units throughout Long Island [and] increase the availability and diversity of the region's housing supply including new affordable and multi-family housing projects."[11]

Given the dire nature of Huntington and Long Island's affordable housing shortage, what steps has the Town taken since its 2008 Comprehensive Plan warned that this problem was affecting all but "the affluent?" The Coalition studied planned and constructed affordable housing units since 2008, detailed in Chart 2, and found the Town's record wanting.

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[5] U. S. Census, American Fact Finder, Huntington, 2012.

[6] Winslow, Olivia, "Young adult survey: LI needs more housing options, jobs to keep us here," Newsday, June 10, 2014.

[7] The Long Island Index, 2010 report.
[8] Winzenberg, David. "Young, Restless and Getting Out of Here, Fast," *Long Island Business News*, February, 2014.
[9] Regional Plan Association, Long Island Community Foundation, Ford Foundation. "Long Island's Rental Housing Crisis," September, 2013.
[10] Ryan, Joe. "CA Shifts HQ to Manhattan," *Newsday*, June 5, 2014.
[11] http://www.longislandassociation.org/lia-priorities.cfm

Chart 2
New Huntington Affordable Housing Planned Since 2008 Does Not Significantly Add to the Town's Stock of Affordable Rental Housing

Affordable Units Planned	Ownership	Rental	Status
Matinecock Court (NAR[12])	73	73	Construction not begun
Columbia Street (NAR)	14	0	Construction not begun
Avalon at Huntington Station (NAR)	11	43	Near completion
Ruland Road (NAR)	117	0	In planning
"The Club", Deshon Drive (AR)[13]	261	0	Near completion
Total Affordable Units Planned	**476**	**116**	
Avalon at Huntington Station Market Units	55	262	Near completion
Total Huntington Housing Units 2010[14]	**49,511 (85%)**	**8,737 (15%)**	
Housing Built or Planned, 2014	**50,042**	**9,115**	
Ownership/Rental Ratio, 2014	**82%**	**18%**	

Thus, only 592 affordable housing units (476 ownership; 116 rental) have been planned or constructed since 2008, a number that pales against the need for affordable housing documented in a 2008 Rutgers University study commissioned by the Suffolk County Legislature. The study's key Huntington findings regarding housing needs of housing-stressed Huntington residents and of Huntington income groups are summarized in Charts 3 and 4 below. It should be noted that this study was published the year that the Great Recession hit Long Island and the nation. Thus, it is fair to assume that some of the needs documented in the Rutgers study, which used 2000 Census data, may have worsened between 2008 and 2014. This might explain why the Rutgers study was again presented to a committee of the Suffolk County Legislature in the spring of 2014.

Chart 3
Huntington Fails to Meet the Needs of Housing-Stressed Residents: Workforce Housing Demand (Households) by Housing Needs, 2005[15]

PUMA Region	Income Constrained (Households)	Deficient (Occupied Housing Units)	Crowded (Households)	Cost-burdened (House-	Total Workforce Housing Demand (Households)	Percentage of Total Households

[12] NAR = Non Age Restricted (family housing)
[13] AR= Age Restricted (senior housing)
[14] US Census Quick Facts includes these Census Areas: Cold Spring Harbor; Centerport; Dix Hills; East Northport; Fort Salonga; Greenlawn; Huntington; Huntington Station; Melville; Northport; West Hills (not Commack which is divided between Huntington and Smithtown.) Data does not include new building permits, 2010-2013.
[15] Burchell, Robert; Sean DiGiovanna; William Dolphin, *Suffolk County Workforce Housing Needs Assessments and Responses*, Center for Urban Research, Rutgers University, 2008, P.23.

Huntington	33,197	257	515	10,053	10,825	10.6%

Total Workforce Housing Demand by Housing Needs	**10,825**
Total Workforce Housing Units Planned	**592**
% of Demand Satisfied	**5%**
Number of Units Still Needed	**10,233**

Chart 4
Huntington Fails to Meet the Housing Needs
Of Low, Moderate and Middle-Income Residents:
Projected Increase in Workforce Housing Demand by Income, 2005-2020[16]

Towns	Low Income	Moderate Income	Middle Income	Total Increased Demand	Percent of Total
Huntington	803	905	1,080	2,789	7.0%

Total Workforce Housing Demand by Income	**2,789**
Total Workforce Housing Planned	**592**
% of Demand Satisfied	**21%**
Number of Units Still Needed	**2,197**

Conclusions:

1. Despite the Town's 2008 Comprehensive Plan's criticism of the 85%/15% home ownership/rental ratio, the Town's planned construction since 2008 barely moves the ownership/rental ratio to 82%/18%, almost the same as the problematic ratio identified in the Comprehensive Plan and still well below the 67%/33% U.S. ratio for rentals. (Chart 2)
2. The 116 units of affordable rental housing constitute only 20% of the 592 affordable units (ownership and rental) planned or completed since 2008 when the Comprehensive Plan called attention to the "limited" supply of rental units in Huntington. (Chart 2)
3. The 592 units of planned affordable housing provide only 5% of the 10,825 units projected by the Rutgers study to meet the needs of housing-stressed Huntington residents who are income constrained, cost-burdened or living in deficient or crowded housing. (Chart 3)
4. Despite the Town Comprehensive Plan's call for more affordable housing, as well as the Rutgers study analysis of the need for more affordable housing, the Town plans to add only 592 units of affordable ownership and rental housing, far below the Rutgers study projected need of 2,789 units for low, moderate and middle income people. (Chart 4)
5. Therefore, the Town's 2015-2020 Consolidated Plan and 2015 CDBG application must recognize the failure of previous Town documents to translate its goals for affordable housing into the creation of actual, brick and mortar, affordable units, especially rental units and housing for families.

[16] Ibid., P 28

Huntingto.. and Vicinity Ecumenical .Ministerial Alliance

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Huntington, New York 11423
Bishop Norris Porter-President
Office: 631-351-4921

Rev. Dr. William Earl Thomas -Vice-President
Rev. Dr. Jerry Artis - Secretary
Rev. Dr. Larry Washington -Financial Secretary
Rev. Dr. Larry Jennings - Treasurer
Bishop Lionel Smith - Parliamentary

October 20, 2014

Supervisor Frank Petrone and Members of
The Town Council and CDA
Huntington Tow Hall
100 Main Street
Huntington, NY, 11743

RE: Suggestions for 2015-2019 Consolidated Plan

Dear Supervisor Petrone and Members of the Town Council:

We have reviewed the submission on this subject by the Fair Housing in Huntington Committee Inc. (copy attached) and find that it is consistent with our view that minorities and other families with children have been unfairly and illegally denied equal housing opportunities throughout the Town for a very long time.

We urge the Town to use this moment of transition to a new 5 year Consolidated Plan for a constructive change to affirmatively furthering fair housing.

Sincerely,

Bishop Norris Porter

Bishop Norris Porter
President

Fair Housing in Huntington Committee, Inc.

A Non-Profit Equal Opportunity Housing Advocacy Organization

Post Office Box 20273, Huntington Station, New York, 11746

Please Address Responses to: Attn: R.W. Ralph, 271 Little Neck Road, Centerport, N.Y. 11721
Telephone 631-757-6604

November 17, 2014

By Fax

Ms. Joan Cergol
Director, CDA
Town Hall
100 Main Street
Huntington, NY 11743

Dear Ms. Cergol:
FHHIC is submitting its report as a summary cover letter which concisely summarizes our views and concerns that were compiled and condensed from a number of lengthy documents. Please confirm that it will be published as submitted, without editing, in the final Consolidated Plan for 2015-2019 with an acknowledgement that it had been withheld from the Draft Plan.

Sincerely yours,

Robert W. Ralph
President

Cc: Supervisor Petrone, Members of the Town Board, CDA Board, and Town Clerk,
Jo Ann Raia
Lawyers Committee For Civil Rights Under the Law

Submission to the Town of Huntington by Fair Housing in Huntington Committee, Inc. with reference to the 10/21/2014 Hearing on the 5 year Consolidated Plan

The Consolidated Plan for 2015-2019: Impediments to Affirmatively Further Fair Housing and Suggested Remedies

Certification Requirement *to* Affirmatively Further Fair Housing (AFFH)The Community Development Block Grant Program requires the Town to certify that it will affirmatively further fair housing (AFFH), i.e., promote fair housing choice for all, as a condition of accepting program funds. The AFFH certification requires the Town to: 1. Conduct an Analysis of Impediments (AI) to identify obstacles to fair housing choice. 2. Take appropriate actions to overcome the effects of any impediments identified. 3. Maintain records reflecting the analysis and actions taken.

Requirement to Analyze Segregation Data

HUD's *Fair Housing Planning Guide* indicates that an AI should describe the degree of segregation and restricted housing by race, ethnicity, disability status, and families with children; how segregation and restricted housing supply occurred; and relate this information by neighborhood.

Analysis of Segregation Data Results

Based on the 2010 Census, the Town's population is 203,264. The racial and ethnic minorities are clustered in two neighborhoods in the center of town. The Black/Afro-American population is 9,515 or 4.7% of the total population. Significantly, 53.2% of this racial population resides in four census tracts in Huntington Station and two census tracts in South Greenlawn. The Hispanic/Latino population is 22,363 or 11% of the total population. A total of 53.8% of this ethnic population is found in the same census tracts in Huntington Station and South Greenlawn. The vast majority of the remaining 42 census tracts in the Town are at least 95% white.

Within Huntington, the pattern of residential segregation is stark and has been for a long time. This most recent census data clearly demonstrates that the Town is as residentially segregated now as it was in 1988, when the Court of Appeals overturned the Town's exclusionary zoning that limited the private building of multi-family housing to the urban renewal area where, at the time, 52% of the residents were minorities.

Today, over 75% of the Town's non-senior subsidized units are located in Huntington Station. Not only does it contain most of the affordable housing developments, it also has all three of the Town's homeless shelters.

Requirement to Analyze Possible Actions To Remedy Segregation

The *Fair Housing Planning Guide* indicates that "where there is a determination of unlawful segregation or other housing discrimination by a court…an analysis of the actions which could be taken by the recipient to help remedy the discriminatory condition…" should be undertaken.

Results of Analysis of Actions To Remedy Segregation

The Town's 2010 AI contains no analysis of actions the Town could take to remedy its segregation problem. There is no evidence that the Town has done anything to address the issue of segregation and the need for new integrated housing opportunities in the white areas of the Town.

AFFH Impediment: Stalling Approvals for Multi-Family Housing

Since the Court of Appeals decision, the Town has continued to engage in what the Court described as "…a pattern of stalling efforts to build low-income housing." It has continued to resist permitting multi-family housing in the white areas of the Town by delaying the approval process. After the Court rendered its decision directing the Town to permit the building of the Matinecock Court development, it took more than twenty years for the Town to finally grant approval for its construction. The Sanctuary Project at Ruland Road, which is another multi-family development, has yet to obtain final approval after having waited for more than fifteen years. In contrast, the Avalon Bay multi-family development, which is located in the racially impacted area of Huntington Station, has taken a mere two years to obtain final approval.

AFFH Impediment: Approval of Only Senior Developments

During the last decade, the only type of new multi-housing that has been approved in the white areas of the Town are developments restricted to senior citizens. The fact the Town has, or is about to approve nine senior developments that contain over 2,800 units in the white areas of the Town but no multi-family developments constitutes an impediment to fair housing (See Table 1.). Under these circumstances, senior housing, while it appears neutral on its face, has a disparate impact on families with children and minorities because the former are barred from senior developments and the latter because non-minorities predominately tend to populate senior housing.

Table 1

Senior Developments Currently *Proposed or Approved Since* 1998

Development	No. of units
The Greens	1300
The Knolls	252
The Club at Melville	261
The Coves	175
The Seasons at Elwood	256
Kensington Estates	80
Benchmark Senior Living	110
Seasons Assisted Living	120
Deshon	261
Total	**2815**

Need For Affordable Family Housing vs. Senior Housing

The need for affordable family housing is substantial and longstanding. The 2000 Consolidated Plan indicated "…the need for affordable family housing in Huntington exceeded the need for all other types of housing, including senior housing." The 2010 Consolidated Plan indicates that increasing housing options for families is a housing priority. It also notes that large families experience the most difficulty finding suitable and affordable housing. Approximately 85% of the households on the Town's waiting list for Section 8 or Public Housing were families with children.

While the need for affordable housing for families is substantial, it is, nevertheless, the least served because there has been no Town activity to actually provide for it or even to encourage it, other than in the Huntington Station area. The significant disparity between the performance for senior housing and that for affordable family housing is inverse to the needs and seemingly explicable only in terms of it being a substitute for or an extension of the Town's former exclusionary zoning practice.

The current zoning practice in the Town shows a pattern where senior developments are now readily granted approval in the white areas of the Town while at the same time, multi-family housing continues to be confined to the Huntington Station area. Should the Town continue to rezone most of the vacant land in the white sections of town for senior housing and exclude multi-family, it will have achieved the same discriminatory outcome that the Court rejected in 1988.

AFFH Impediment: Developers opting to build only senior developments

The Town's well known efforts to obstruct and substantially delay as well as impose onerous conditions or restrictions during the approval process for the Matinecock Court and Ruland Road developments clearly demonstrates a significant bias against the building of multi-family housing in the white areas of the Town. This is a message developers have heard loud and clear. As a result of the Town's strong bias, they are now opting to build senior-only developments in the white areas of Town.

AFFH Impediment: Purchase of Land For Open Space and Playgrounds

Huntington's Consolidated Plan for 2010-2014 contains a statement of a public policy, which the Town has identified as a barrier to affordable housing. It reads as follows:

"...Suffolk County has purchased large tracts of land in the Town of Huntington in an effort to preserve open spaces and protect groundwater. These actions further diminish the supply of real estate available for development. These actions result in increased land cost in the Town of Huntington, necessarily dictating that quality builders are likely to build high-end housing in the Town of Huntington to recoup their investment. That situation further exacerbates the overall problem of housing affordability for persons of low and moderate incomes in the Town of Huntington."

According to the Town's *ENVIRONMENTAL OPEN SPACE AND PARK ACQUISITION FUND AND LAND CONSERVATION PROGRESS REPORT (1998-2008),* voters have approved the Open Space Act to the tune of $60 million. Since 1998, the open space endeavor has resulted in over 500 acres of land being protected by town agency involvement (P.22). The Town has acquired numerous parcels of land with pending applications for land use changes and removed them from "development threat" (P.10).

The current zoning for the Town allows 14.5 units per acre for multi-family housing. Allowing 20% per acre for roadways, infrastructure etc., 500 acres would yield land for fifty eight hundred (5800) multi-family units.

AFFH IMPEDIMENTS AND SUGGESTED REMEDIES

Impediment: The Town's pattern of segregated housing, which currently exists in Huntington Station and South Greenlawn.

Remedy: The Fair Housing Act and other statutes require the Town to take affirmative steps to dismantle housing segregation by affirmatively furthering residential integration. Specifically, the Town needs to take actions to promote and cause the development of new units of multi-family housing outside the area of minority concentration.

Impediment: For the past decade, the Town has been rezoning large tracts of land for senior housing and open space and parkland. This activity denies housing opportunities in a manner that has a disparate impact on minorities and other families with children and perpetuates segregated housing patterns. Because the practice has a discriminatory effect, though there is no evidence of intent to discriminate, it cannot be maintained

Remedy: The rezoning of vacant land for senior housing and open space and parkland acquisition should be placed on hold until the need for multi-family housing in the non-minority area of the Town is addressed.

Impediment: The reluctance of developers to build multi-family housing in the white sections of the township knowing the Town's strong bias against doing such.

Remedies:

Adopt and publicize a policy that the building of multi-family housing in the non-minority areas of the Town is a priority. Such a policy *is* central to the Town's: receiving CDGB Funding and meeting its obligation to affirmatively further fair housing.

Provide a density bonus for the building of multi-family housing that is more attractive to developers than what they would get for building senior housing.

Provide various incentives and concessions such as: expedited permitting and review procedures; tax abatement; fee waivers and reductions; flexibility in design standards; etc.

Conclusion:
The Consolidated Plan for 2015-2019 is the place and the time for the Town to recognize it's discriminatory past, and remedy its segregation, otherwise, it will remain a segregated Town. As Kenneth Clark has said, ***"Racial segregation, like all other forms of cruelty, debases all human beings—those who are its victims, those who victimize, and in quite subtle ways those who are mere accessories."***

Member, Huntington Township Housing Coalition

Prepared by Fair Housing in Huntington Committee Inc, PO Box 20273, Huntington Station, NY 11746. R.W. Ralph, Pres. 10/14