

DRAFT

**Town of Huntington**  
**Community Development Agency**

Five Year Consolidated Plan

Annual Action Plan

Fifth Year 2024

Town of Huntington  
Community Development Agency  
100 Main Street, Room 309  
Huntington, New York 11743

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**Member**

# Executive Summary

## AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

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.

In March of 2020, The United States experienced the COVID-19 Pandemic. The immediate shutdown caused many of the programs to slow down. People were expected to distance themselves as much as possible from others leading to many home rehabilitation projects to go on hold. This significantly impacted the completion of many goals.

In April of 2020, HUD notified the Town of Huntington that we were to receive additional CDBG funding in the amount of \$510,015 in CDBG-CV funding under the CARES Act, to prevent, prepare for and respond to the coronavirus pandemic. A virtual public hearing was held, and funding was allocated in accordance with the needs of the community to service agencies that had been working with residents directly impacted by COVID-19.

Through the CARES ACT, the Town of Huntington received an additional round of the Community Development Block Grant Coronavirus (CDBG-CV) funding at approximately \$1.3 million dollars. The Huntington Community Development Agency amended the Annual Action Plan of 2019 on two separate occasions to facilitate programing to plan, prepare for, and respond to coronavirus utilizing CDBG-CV funding.

The HCDA was granted a waiver for PY 2020-2021, thereby extending the current year due to the coronavirus pandemic. During this time, we were granted a total of \$1.8 million in funding to assist those residents that had been hardest hit by COVID-19.

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.

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. This will be the fifth Annual Action

Plan (fiscal year 2024) of the 2020-2024 Consolidated Action Plan, which includes citizen input that is now due annually to HUD by August 1st. The action plan is developed under HUD guidelines and serves as the application for Community Development Block Grant funds.

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.

This document presents a strategy to address the following program goals in fiscal year 2024: a) provide decent housing, b) provide a suitable living environment and c) provide expanded economic opportunities and d) with the CARES Act funding, respond to, prevent and prepare for the coronavirus pandemic. 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.

## **2. Summarize the objectives and outcomes identified in the Plan**

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

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.

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.

The fourth goal is to continue to prepare, respond to and prevent the spread of the coronavirus. With the cap to service agencies lifted on the CDBG-CV funding allocations, The Town of Huntington CDA was able to directly assist organizations providing services to those directly impacted by the pandemic. Specifically, those who are low and extremely low income. In addition, the HCDA was able to utilize these funds for mortgage assistance, economic development opportunities for small business employee retention, as well as provide multiple versions of COVID-19 testing to the residents of Huntington.

- 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.

### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

In the past, 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 192 units of affordable housing for first time homebuyers in the Town of Huntington. In the most recent years, the Town has increased the affordable housing stock by providing residents with 2 brand new low-mod income rental units, 3 workforce rentals, and 43 new units for seniors. (update as of now this was mid 2023) Additionally, there are several projects that are near finished with construction or have been approved which will provide 14 new affordable rentals, and 60 new condominiums or town homes. The Town and HCDA assisted in the rehabilitation of over 150 units of low to moderate income homeowners in Huntington.

Through CDBG funding, the CDA has been able to assist the Town with community improvement projects to better the quality of life for low income residents.

Utilizing stimulus funding, the Town has provided money to the Huntington Housing Authority for its Family Self Sufficiency Program. This assists families in connecting with services such as child care, access to better health care and grant opportunities for educational programs while they pursue a new career, certificate or degree, and provides a financial incentive for their increase in salary, leading to self-sufficiency.

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., Tri-CYA, United Way of Long Island, Project HOPE, Island Harvest, REACH CYA, and other various not-for-profit housing organizations to provide housing counseling, temporary housing, food, crisis counseling, and other support and education services.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The first announcement was made on May 30, 2024, that a public hearing on June 11, 2024 looking for views, applications and comments for inclusion in the fifth-year plan 2024. A second announcement on June 27, 2024 that the agency was accepting applications for the Public Hearing was held on July 9, 2024 for the inclusion in the 2024 one-year action plan. Requests for funds for CDBG funds are due on August 16, 2024.

The Action Plan 2024 which will be part of the Consolidated Plan, was made available on May 30, 2024 at all Huntington libraries. A public hearing was held on the Annual Action plan on July 9, 2024 and comments on the plan were to be submitted by July 26, 2024. The Huntington Community Development Agency will hold a public meeting before the vote and comments can be made before the vote to adopt the plan.

#### **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

There were ( ) comments made at public hearing number one.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

There will be zero comments not accepted. All comments are taken into consideration as staff utilizes these comments to compile a list of common and recurring themes to assist in establishing priorities and goals for annual and consolidated plan.

## **7. Summary**

The Town of Huntington Community Development Agency understands and recognizes 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. In many cases there are major infrastructure needs that inhibit development specifically in the Huntington Station area. 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 regulations. This partnership must include open communication, education, and a desire to understand and accept mutual realities.

The Town of Huntington was one of the hardest hit communities on Long Island during the coronavirus pandemic, particularly in the lower income hamlet of Huntington Station. Hundreds of families were without income, struggled to put food on the table, and in extreme cases, were not able to quarantine safely in their own homes. With the cap lifted on the amount provided to service agencies, the CDA was able to greatly assist these needs through the CDBG-CV funding.

After the fall out from the Coronavirus (COVID-19) pandemic, we believe there will be many displaced individuals due to financial hardship. The need for affordable units in the town may end up at an all-time high demand due to evictions, loss of jobs and or loss of household income due to the pandemic.

The Town of Huntington has and will work diligently to continue to provide much needed services and improve the quality of life for its low-income residents. Due to the Coronavirus (COVID-19) pandemic, many home rehabilitation projects have been put on hold due to financial constraints of home owners, as well as the rising cost of housing materials. At the end of program year 2023 the agency has seen an increase in applicants and home rehabilitation work begin again. We anticipate 2024 will continue to bring more applicants forward as the inflation rate has risen, costs have risen but many incomes have not seen that increase match. This will leave many families in tighter budgets leading to a need for our program.

**PR-05 Lead & Responsible Agencies – 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	HUNTINGTON TOWNSHIP	Huntington Community Development Agency

**Table 1 – Responsible Agencies**

**Narrative (optional)**

Huntington Community Development Agency, has been 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.

**Consolidated Plan Public Contact Information**

The Consolidated Plan is the collaborative effort of the following Town of Huntington Departments: Planning and Human Services, as well as the Town of Huntington Housing Authority. At the County level (Suffolk) the following Departments also interact regularly with HCDA: Departments of Labor, Social Services, Health, Planning, and Community Development. The CDA also partners with 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, 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 U.S. Census and other HUD-provided statistical information the Agency has developed this Consolidated Plan.



The CDA has also collaborated with the Health and Welfare Council of LI, Long Island Cares, Inc.; United Way of LI, and Project Hope for the purpose of assisting residents most impacted by the coronavirus pandemic, particularly those residing in the designated census tracts in Huntington Station. The CDA has also partnered with Island Harvest and with the second round of funding, is providing economic assistance to several businesses throughout the Town that were impacted by the pandemic.

## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

This section provides information on the coordination of services and organizations that provide services throughout the Town of Huntington.

#### **Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))**

The Town has an approved Five-year Consolidated Plan (2020-2024), this is our fourth-year update, fiscal year 2024. The Agency will continue to outreach with the cooperation of the Town of Huntington Departments, Huntington Housing Authority, not-for-profits, and other governmental entities to provide services to those in need. All of the organizations that are list below are not just contacted for the Annual Plan, they are our partners throughout the year, with the non-profits, local, State and federal grants the Town would not be able to help those in need.

The Huntington CDA, on behalf of the Town, partners with several non-profit, governmental and private agencies that provide an array of services to Town residents, particularly those low to moderate income. These include, but are not limited to: counseling, access to services, and providing a location at the Huntington Resource Center where residents can come and be connected to many services at one place.

#### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The Town of Huntington has endorsed the "Continuum of Care" philosophy for chronic homelessness by planned activities that provide assistance to homeless persons and those in danger of becoming homeless. The Town of Huntington Community Development Agency will continue to work with not-for-profits and Suffolk County which makes up of the "Continuum of Care" network.

The CDA also continues to own two shelters, which provide much needed housing for eight (8) families that would otherwise be homeless. These shelters received substantial upgrades during the pandemic to ensure a more suitable environment for living, and to accommodate social distancing and recommended CDC cleaning practices to provide safe housing.

Services are provided through Haven House/Bridges, and in coordination with the Suffolk County Department of Social Services.

The CDA also owns 6 rental units ranging in size from 2-bedrooms to 5-bedrooms, which are rented below market value, and many of the tenants are recipients of a Section 8 voucher, issued by the Huntington Housing Authority.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

The Town of Huntington does not receive ESG funds.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Town of Huntington
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Town government is consulted on a daily basis to implement the 5-year strategy. Since the HCDA's offices are situated in Town government the Agency has access to all the resources and personnel in Town government needed to fulfill our mission.
2	<b>Agency/Group/Organization</b>	Huntington Housing Authority
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Housing Authority and the Huntington Community Development consult on a regular basis by telephone and in meetings to keep respective agencies updated on housing needs and trends.

3	<b>Agency/Group/Organization</b>	SUFFOLK COUNTY
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Employment Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Various Departments of Suffolk County government are in regular contact with HCDA, especially the Department of Labor and Social Services that are our programming partners with HCDA at the Huntington Opportunity Resource center (HORC).
4	<b>Agency/Group/Organization</b>	Long Island Housing Partnership, Inc.
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Long Island Housing Partnership is a not-for-profit that helps provide housing assistance to mostly first-time home buyers on Long Island. The Town interfaces with the partnership throughout the year regarding all aspects of housing.
5	<b>Agency/Group/Organization</b>	Reach CYA
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Health Services-Education Regional organization

	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The HCDA /Town maintains an open line of communication with Reach CYA a not for profit organization regarding the needs of youth in public housing and after school programs.
6	<b>Agency/Group/Organization</b>	Long Island Housing Services, Inc.
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Education Service-Fair Housing Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Town of Huntington Community Development Agency coordinates with Long Island Housing Services a not-for-profit to help foster fair housing education in Huntington.
7	<b>Agency/Group/Organization</b>	Housing Help, Inc.
	<b>Agency/Group/Organization Type</b>	Services - Housing Services- Counseling
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The CDA partners and collaborates with HHI to provide counseling services to those homeowners who may be at risk of foreclosure, have partnered with them regarding distribution of financial assistance, and their staff are HUD certified counselors.

8	<b>Agency/Group/Organization</b>	Huntington Chamber of Commerce
	<b>Agency/Group/Organization Type</b>	Business Leaders Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Town works the Huntington Chamber of Commerce which provides the business community a place to gather monthly to discuss current community issues and making Huntington a better place to live and do business. The chamber has a yearly state of the Town, in which all Town officials are there to discuss everything from sewers, sidewalks, parking etc...
9	<b>Agency/Group/Organization</b>	FAMILY SERVICE LEAGUE
	<b>Agency/Group/Organization Type</b>	Housing Services-Elderly Persons Services-Persons with HIV/AIDS Services-homeless Health Agency Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Family service league provides individual in need from newborns to centenarians. Town provides space, they provide over 60 social services programs. They help individuals, children and families to improve their quality of life.
10	<b>Agency/Group/Organization</b>	Huntington Station BID
	<b>Agency/Group/Organization Type</b>	Business Leaders Civic Leaders Business and Civic Leaders Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Huntington Station Business Improvement District is located in the only low-income area in Huntington. The organization is a mix of civic leaders and local business in Huntington Station; they formed the group so they could get town funds to improve Huntington Station. The mission is to improve the Huntington Station main business district, and clean up the surrounding area by promoting beautification and safety with the support of the local business.
11	<b>Agency/Group/Organization</b>	Huntington Youth Bureau
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Victims of Domestic Violence Services-homeless Services - Victims Child Welfare Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs - Unaccompanied youth Youth



	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Located in the Town owned Village Green facility this organization promotes the growth, development and well-being of youth in the Town of Huntington through programs and services that are responsive to the needs of youth, their families and the community. Here is a list of the a few programs: Huntington Sanctuary Project; strengthening families to stay together and helping runaway kids stay safe: Project Excel; helping youth excel in school, home, in the workplace, in the community through the arts, community services, tutoring, college prep, job help and training: Huntington Drug & Alcohol Counseling Center; Providing education, prevention and treatment for individual, group and family counseling. researching
12	<b>Agency/Group/Organization</b>	Long Island Cares, Inc.
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-homeless Services-Health Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Food Insecurity
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Long Island Cares is a local agency that provides food and other services to residents in need. After recently opening a location in Huntington Station, they reached out to the CDA to collaborate to help residents in need.LI Cares has been distributing food to those directly impacted by the coronavirus pandemic with CDBG-CV funds.
13	<b>Agency/Group/Organization</b>	Project Hope/St. Vincent De Paul
	<b>Agency/Group/Organization Type</b>	Services-homeless Regional organization Neighborhood Organization

	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Project Hope is a local agency that provides food and other services to residents in need. Located in Huntington Station, they reached out to the CDA to collaborate to help residents in need. Project Hope has been distributing food to those directly impacted by the coronavirus pandemic with CDBG-CV funds.
14	<b>Agency/Group/Organization</b>	Health and Welfare Council of Long Island
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless Agency - Managing Flood Prone Areas Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	HWCLI is part of the Continuum of Care, and is a new partner with the CDA in light of the coronavirus pandemic. They assisted in providing financial assistance to residents of Huntington to pay for rent, mortgage, food and utility bills.

15	<b>Agency/Group/Organization</b>	United Way of Long Island
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Services-Education Health Agency Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	United Way of LI is part of the Continuum of Care, and addresses homeless needs and those of the elderly. Through CDBG-CV funding, United Way created a Safe at Home program for seniors, which will provide seniors with essentials during the quarantine, as well as teach them to stay connected digitally.
16	<b>Agency/Group/Organization</b>	Island Harvest
	<b>Agency/Group/Organization Type</b>	Services-homeless Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Island Harvest is a local agency that provides food relief to residents on Long Island, who reached out to the CDA to collaborate to help residents in need. They have been distributing food to those directly impacted by the coronavirus pandemic with CDBG-CV funds.

**Identify any Agency Types not consulted and provide rationale for not consulting**

The Town has not coordinated directly with Huntington Hospital or mental health facilities on our annual plan, our partners have more direct contact with individuals that are receiving the benefits and there are HIPPA laws that do not allow hospitals to release some information. We do ask from the hospital certain statistical information during our researching the needs for the community. Lead based paint is just one example in our report.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		

Table 3 – Other local / regional / federal planning efforts

**Narrative (optional)**

## **AP-12 Participation – 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

The Town of Huntington followed HUD guidelines for citizen and community involvement in the development of the fifth year Action plan Fiscal Year 2024.

The process included consultations with various not-for-profits, Town of Huntington Departments, Suffolk County and New York State on issues and recommendations that would establish priorities for meeting those needs.

The first announcement was made on May 30, 2024, that a public hearing on June 11, 2024. looking for views, applications and comments for inclusion in the fifth-year plan 2024. A second announcement on June 27, 2024 that the agency was accepting applications for the Public Hearing held on July 9, 2024 for inclusion in the 2024 one-year action plan. Requests for funds for CDBG funds are due on August 16, 2024. The Action Plan 2024 which will be part of the Consolidated Plan, was available on May 30, 2024 at all Huntington libraries. A second public hearing was held on the Annual Action plan on July 9, 2024 and comments on the plan were to be submitted by July 26, 2024. The Huntington Community Development Agency will hold a public meeting before the vote and comments can be made before the vote to adopt the plan.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities	( X )	( )	First public hearing held in conjunction with Town Board meeting on June 11, 2024. CDA Director spoke. ( x ) public comments were made.	
2	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities	( X )	NONE	Second public hearing held in conjunction with Town Board meeting on July 9, 2024. CDA Director spoke. ( X ) public comments were made.	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

The Town of Huntington is a federal entitlement jurisdiction and the CDBG funds total for 2022 is estimated at (\$967,277) with program income. A majority of the CDBG funds are directed to housing needs, through the Agencies town wide home rehabilitation program.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	808,016	150,000	0	958,016	0	

Table 5 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The Town of Huntington receives only CDBG funding which does not require a match. However, because of collaboration and partnerships between the many agencies we work with it enhances the levels of services to low-to-moderate income residents. These Agency partners understand the need to bring additional resources to the table to be successful.

In the wake of the pandemic, several agencies have partnered to increase resources to better serve those low-income residents who have been impacted the most.



**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The Town has acquired a former New York State armory in Huntington Station which will become a community center in the near future. The agency will be providing funding for activities dedicated to low-income residents local to the site. The Town/Agency Completed construction of 14 affordable units for housing in the Huntington Station area with the assistance of both a New York State Grant and a Suffolk County grant for the construction and street rehabilitation. No federal funds were used in this project.

In late 2021 The Town of Huntington has signed a municipal agreement with Suffolk County to provide \$44 million dollars in funding for Sewer expansion in Huntington Station. the will provide significant opportunity to make revitalization efforts within this district for redevelopment of vacant, and blighted parcels, as well address current infrastructure.

In Late 2022, The Town of Huntington was awarded \$10 million dollars towards the Downtown revitalization of the North NY-110 corridor of Huntington Station.

The Town is improving public infrastructure (parking lots, sidewalks, roads, street lighting, curbs, etc.) in downtown shopping districts with Suffolk County Downtown Revitalization grant funds. In 2024 The CDA was recently awarded \$2 million dollars to construct a mix used building at the current site of a CDA owned property.

**Discussion**

Federal funds provide a crucial role in implementing the consolidated plan. Without partnerships between federal, state, local and private funds there would be a disconnect between partnerships and agencies that provide services to low-to-moderate income persons.

The Town will be utilizing funding provided through the CDBG to partner with service organizations to provide assistance to those residents of low-to-moderate income standards.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Decent Housing	2020	2024	Affordable Housing	Town wide	Decent Housing	CDBG: \$591,413	Homeowner Housing Rehabilitated: 8 Household Housing Unit
3	Public Facilities and Infrastructure	2020	2024	Non-Housing Community Development	Huntington Station	Public Facilities and Infrastructure	CDBG: \$100,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2500 Persons Assisted
4	Public Service	2020	2024	Affordable Housing Food Bank	Town wide	Public Services	CDBG: \$15,000	Public service activities for Low/Moderate Income Housing Benefit: 280 Households Assisted Homeless Person Overnight Shelter: 30 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 30 Beds Homelessness Prevention: 20 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	CDBG Planning and Administration	2020	2024	CDBG Planning and Administration	Town wide	Planning for Housing and Community Development	CDBG: \$161,603	Other: 1 Other
7	Assisted Housing	2020	2024	Affordable Housing	Town wide	Public Services	CDBG: \$15,000	Public service activities for Low/Moderate Income Housing Benefit: 15 Households Assisted
8	Counseling Services	2020	2024	Affordable Housing	Town wide	Public Services	CDBG: \$15,000	Public service activities for Low/Moderate Income Housing Benefit: 30 Households Assisted
9	Youth Counseling Services	2020	2024	Youth Counseling Services	Huntington Station	Public Services	CDBG: \$25,000	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 30 Households Assisted

Table 6 – Goals Summary

### Goal Descriptions

2	<b>Goal Name</b>	Decent Housing
	<b>Goal Description</b>	Provides for the conservation and rehabilitation of existing substandard housing stock on income eligibility. This included the rehabilitation of private homes and rental units, affordable homes initiatives. Also included are emergency repairs, handicap accessibility, historical buildings and weatherization. This program includes program income. In fiscal year 2024 we will use approximately 70% of the grant on this goal.

3	<b>Goal Name</b>	Public Facilities and Infrastructure
	<b>Goal Description</b>	Improvements to Huntington Station: Includes Huntington Opportunity Resource Center, Rehabilitation of James Conte Center, Manor field, and other public works projects that enhance the Huntington Station Hamlet.
4	<b>Goal Name</b>	Public Service
	<b>Goal Description</b>	To provide mortgage and homeowner counseling for the residents of the Town of Huntington through a not for profit.
6	<b>Goal Name</b>	CDBG Planning and Administration
	<b>Goal Description</b>	Provide for the planning and administration of programs that will benefit low-to-moderate income families in the Town of Huntington. The agency will be allocating 20% of the grant for this purpose.  The CDA will also be utilizing 20% of the CDBG funding for the planning, reporting, and administration of the programs under this funding.
7	<b>Goal Name</b>	Assisted Housing
	<b>Goal Description</b>	This Service brings together older homeowners with home seekers of all ages to share a single-family home. It enables seniors to preserve their homes and independent living status utilizing the existing housing stock: enables persons of all ages to obtain decent, safe and affordable housing.
8	<b>Goal Name</b>	Counseling Services
	<b>Goal Description</b>	Counseling services performed by service partners will provide housing counseling and education to Huntington residents.
9	<b>Goal Name</b>	Youth Counseling Services
	<b>Goal Description</b>	A combined venture with the Huntington Housing Authority and Reach CYA a not-for-profit to provide counseling services at Millennium Hills community center.

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The Town of Huntington Annual Goals and objectives are the same as projects. Allocations are estimated any increase or decrease in the actual HUD allocation will apply by percentage attached to the project.

### **Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

Allocation priorities have been designed to meet the needs of low-to-moderate income residents, based on the assumption that this is a high cost area; they are at a greater risk of displacement, homelessness or other housing situations due to limited financial resources and other limitations they may face. Additionally, many were devastated by the effects and fallout of the COVID-19 pandemic making Housing stability a major priority. The town was able to participate with OTDA in the Emergency Rental Assistance Program, that will look to provide arrears rental payments to landlords on behalf of residents who demonstrated hardship due to the Coronavirus Pandemic. (no CDBG funding was used for ERAP).

The major obstacle includes the high cost of housing, drastically increased cost of building materials, demand for public services, as well as the lack of funding.

**AP-38 Project Summary**  
**Project Summary Information**

## **AP-50 Geographic Distribution – 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

The Town of Huntington utilizes CDBG Funds for programs and projects operated in the Town of Huntington. That being said, public works projects are targeted to census tracts with more than 50% of the residents who are low-to-moderate income. Home Rehabilitation projects are based on family income.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Town wide	4
Huntington Station	96

**Table 7 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

The CDBG program is designed to help low and moderate income. The Town does not have many census tracts that are more than 51% of the residents are low-to-moderate income living in one census tract. The Town's program has been designed to meet the needs of low-to-moderate income families who live anywhere in the Town of Huntington, based on the assumption that in a high cost area, there is a greater risk of displacement, or other serious situations due to limited financial resources.

The primary focus will be low to extremely low-income families. Specifically, Huntington Station.

### **Discussion**

The Town of Huntington utilizes CDBG for projects and programs Town wide. However public facilities and improvements are targeted to those census tracts with more than 51% of the residents who are low and moderate income.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

There is a great need for quality affordable housing in Huntington. The Long Island Continuum of Care will provide assistance to the homeless; while the Community Development Agency in conjunction with the Town of Huntington will work to create more affordable permanent housing throughout the Town. Although the Town does not receive ESG funding, recent changes to the Town code state that new developments requiring a change in zone or density must contain a percentage of affordable units. These will be created without the use of HUD funds, however will increase the affordable housing and rental stock to those at 80% of HUD income limits.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	15
Special-Needs	0
Total	15

**Table 8 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	8
Acquisition of Existing Units	0
Total	8

**Table 9 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

The Town of Huntington Home Rehabilitation Program with CDBG funds will assist at least 8 households in the coming year. Family Service League with a program named Home Share will provide 15 persons a match to provide housing in existing units, both of these programs are made possible with CDBG funds.



## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The Huntington Housing Authority is a local public agency that provides safe, decent, and quality affordable housing and supportive services to eligible persons with limited incomes, utilizing payments through HUD under Section 8.

### **Actions planned during the next year to address the needs to public housing**

Huntington Housing Authority Plan provides the participants, tenants and other community stake holders with basic programmatic information, as it relates to the specific programs administered by the Housing Authority of the Town of Huntington.

- Provide the communities we serve with state of the art closed circuit television system, as a means to maintain safe, decent and affordable housing.
- Preserve and improve the physical conditions of the public housing stock through the use of Housing and Urban Development (HUD) capital grant funds.
- Maintain the Housing Authority's level of direct service through accurate budget authority analysis and the proper implementation of HUD administrative directive, such as eligible screening, rent calculation and rent reasonableness.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

The resident association composed of residents of public housing works with residents on a regular basis. When a resident of public housing comes to the office with a problem, other than a request for routine maintenance he or she is referred to the resident's association for a solution. The Resident's Association either deals with the concerns or makes a recommendation to the Board of Commissioners as to what action the board should take.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

Not Applicable

### **Discussion**

The Housing Authority is always working to address the needs of public housing and encouraging public residents to become more involved and participate in homeownership. The Family Self Sufficiency (FSS) program works with residents to increase their independence through educational and economic incentives. The Town will continue to support the residents by providing services through Huntington

Opportunity Resource Center (HORC) which has service providers there on different days; including but not limited to, Department of Social Services (myriad of services), Department of Labor, PSEG and National Grid for programs to help residents pay for or work out a payment plan for their utilities. Seniors can go the John J Flanagan Senior Center which provides a low cost meal or meals on wheels. Huntington youth bureau has programs for free, or for a little cost according to income. Reach CYA is supported directly with CDBG to provide services to youth at Millennium Hills.

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

The Town's goal would be to have a seamless continuum of care for the homeless. The Town will continue to work with the Suffolk County and the not-for-profits that provide the direct services to the homeless.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The Town does not receive ESG Funds; however, we are working with organizations that make up the local Continuum of Care which have implemented a multi-pronged effort to provide adequate housing and social services to this very vulnerable segment of community.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The Town of Huntington has endorsed the “Continuum of Care” philosophy to chronic homeless with planned activities which provide assistance to homeless persons and those in danger of becoming homeless. This takes in account assistance to emergency shelter programs, transitional housing with associated services and development of permanent rental housing for formerly homeless families and individuals. Programs serving homeless needs have been funded through CDBG and local funding. The CDBG has funded the rehabilitation of shelters and transitional sites and will continue to provide assistance to other housing and service providers who have or will receive funding from other Federal and State programs.

#### **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The Continuum of Care providers achieve this by assisting homeless individuals and families make the transition to permanent housing and independent living. This is accomplished with additional support services which are funded by New York State and Suffolk County Department of Social Services.

#### **Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly**

**funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

The Town of Huntington does not receive ESG funds, however, with the services of Suffolk County Department of Social Services (DSS) and local Continuum of Care providers have developed a myriad of programs that help individuals and families avoid becoming homeless. The Huntington Opportunity Resource Center in Huntington Station has DSS there twice a week. Family and children services, include protective services, adoption services, foster care, child care and more: The Suffolk Works Employment program (SWEPE) helps temporary assistance applicants and recipients obtain the skills they need to find employment: The supplemental Nutrition Assistance Program (SNAP) issues electronic benefits that can be used like cash to purchase food. SNAP helps low-income working people, senior citizens, the disabled and others feed their families. Eligibility and benefit levels are based on household size, income and other factors: The home energy assistance program (HEAP) helps low-income people pay the cost of heating their homes: Temporary Housing assistance helps persons who are homeless or in danger of becoming homeless.

## **Discussion**

The Town of Huntington does not receive ESG Funding, however it is committed to the “Continuum of Care” philosophy to end homelessness by working with local Continuum of Care providers. The Huntington Community Development Agency will continue to provide assistance to the two Homeless Shelters.

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

The high market price of housing, limited available vacant land, the age of the housing stock, and high property taxes contribute to the barriers for low-moderate income residents to find quality affordable housing. In addition, as we currently stand the average mortgage rate for most buyers is hovering around 6.75% or above making the affordability of most homes even harder to achieve.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The Town and the CDA will continue to partner with local non-profits such as the Community Development Corporation of Long Island (CDCLI) and Long Island Housing Partnership to assist residents in achieving the dream of homeownership through down payment assistance. The County often has funding available as well. Also new developers needing a zone change in the Town of Huntington as per our local affordable housing ordinance will create subsidized units for low-moderate income persons.

A major focus is now two agendas 1). promoting the ability to create accessory dwelling units within the township to further affordable housing. 2). the conversion of the office space in Melville which for 40 or more years stood as a staple of business in a predominately office and industrial area to what could be a walkable mixed use center.

### **Discussion:**

The Town of Huntington will continue its efforts, with its many partners to address barriers to affordable housing.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The Town of Huntington will undertake the actions listed in fiscal year 2024 with the assistance of other government entities and not-for-profits.

The CDA will continue to partner with community service agencies to provide additional assistance to families and individuals affected by COVID-19 with CDBG-CV funding.

### **Actions planned to address obstacles to meeting underserved needs**

The greatest obstacle is getting the information to the underserved. With this in mind, the Agency will continue its efforts to reach these individuals by advertising all the programs which are available to low and moderate income, homeless and special needs populations through brochures and contacting local churches and synagogues.

### **Actions planned to foster and maintain affordable housing**

The Huntington Community Development Agency will continue to rehabilitate dwelling units of low and moderate-income families who own their home in the Township.

### **Actions planned to reduce lead-based paint hazards**

The Community Development Agency will continue the following activities concerning with lead base paint:

1. The Huntington Community Development Agency will implement new federal guidelines set forth in 24 CFR parts 35, for rehabilitation program participants.
2. The Huntington Community Development Agency will provide information to clients on lead hazards.
3. Provide testing for Lead Hazards at no cost to income qualified Homeowners for their homes and removal of any Lead Hazards if Homeowner wants to participate in the program.
4. In conjunction with Huntington Hospital, the Agency will continue monitoring for any lead based paint poisoning incidents, on a quarterly basis, occurring in the Town of Huntington.

### **Actions planned to reduce the number of poverty-level families**

Through the New York State Department of Labor, the following programs/services are available:

- The Huntington Opportunity Resource Center (HORC) 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.
- At Hauppauge "One-Stop" Job Center, low and moderate-income residents are able to use computerized job hunt workstations at no cost. Job hunt stations list all current New York State, Federal, and county jobs as well as a selection of private sector listings, local and nationwide.
- Job Matching Service available for those interested in jobs located in Nassau/Suffolk.
- Free workshops in resume writing, job search skills, career planning. Job counseling and support group also provided.
- Through the Suffolk County Department of Labor, the following services/programs are available to assist low-income families with employment:
  - Low-cost or free (if income eligible) vocational training through accredited institutions.
  - Free placement assistance is available upon completion of training.

The Department of Social Services provides organizations with funds for transitional housing. This program includes working with the Suffolk County Department of Labor, and allows transitional-living individuals with lower tuition fees at local colleges for educational purposes. These programs are designed to help individuals become self-sufficient.

### **Actions planned to develop institutional structure**

The Family Service League, Huntington Community Council, the Huntington Housing Authority, the Community Development Agency and the Town of Huntington's Department of Human Services are working together to provide a coordinated myriad of services to meet the needs of low and moderate-income families, including after school programs, occupational and work experience training.

Working relationships between the Huntington Township Chamber Foundation, Huntington Freedom Center, and Suffolk County Department of Social Services create daycare and housing. Local churches and synagogues, Habitat for Humanity as well as the Town and Suffolk County are all working together

to create affordable housing.

The Town of Huntington Planning Department and the Huntington Community Development Agency are working with private developers who are building new homes in Huntington to provide units that are affordable.

The Town will provide technical assistance to other entities that are applying for funds for affordable and supportive housing. The Town, where possible, will expedite the review process of such applications through Town departments.

The CDA made significant improvements to the two shelters, in an effort to provide quality temporary housing for homeless families and individuals.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

Coordination with public agencies, housing resources, assisted housing providers, mental Health and Human Services Agencies and not-for-profits are critical to the delivery of viable products and services the Town will be an active participant.

### **Discussion:**

The Town of Huntington continues its efforts to address obstacles to meeting underserved needs, foster and maintain affordable housing to reduce families in poverty and to enhance the coordination between public and private housing and social service agencies. The Town of Huntington would like to the federal government to increase the funding of Community Development Block Grants enable us to provide more services to low-to-moderate income families.



# Program Specific Requirements

## AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

### Introduction:

The Town has allocated all funds received for program income as per HUD regulations.

### Community Development Block Grant Program (CDBG)

#### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	150,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>150,000</b>

### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	95.00%

The Town of Huntington anticipates receiving \$150,000.00 in program income in Program year 2024; these funds are derived from our home owner rehabilitation program and will go back into this endeavor.

## Attachments

## Town of Huntington

# An Analysis of Impediments For Fair Housing and Strategies to Address Them

June 2020

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

UPDATE JUNE 2020  
FAIR HOUSING PLAN:

Equal access to housing is fundamental to all persons in meeting essential needs and pursuing personal goals. In recognizing equal housing access as a fundamental right, the federal government established fair housing choice as a right protected under the law.

The Community Development Agency conducted an analysis of the demographic profile of the Town of Huntington to assess the extent of housing needs among specific income groups, and evaluated the availability of a range of housing choices to them. This report also analyzes the conditions of the private market and the public sector that could limit the range of housing choices or impede access to housing. This report focuses on the identification of impediments that could prevent equal housing access and the development of solutions to mitigate or remove such impediments. This report is funded through Community Development Block Grant (CDBG) funds.

The Huntington Community Development Agency further examined a wide array of issues, procedures and practices affecting the location, availability, and accessibility of housing, as well as an assessment of conditions affecting both public and private fair housing choice.

**What is Fair Housing?**

Federal fair housing laws prohibit discrimination in the sale, rental or lease of housing, and in the negotiations for real property, based on race, color, religion, sex, national origin, familial status and disability.

**Fair Housing legal Framework**

The federal Fair Housing Act of 1968 and the Fair Housing Amendments Act of 1988 (42 US Code 3601-3619, 3631) are federal fair housing laws that prohibit discrimination in all aspects of housing, such as the sale, rental, lease or negotiation for real property. The Fair Housing Act prohibits discrimination based on race, color, religion, sex and national origin.

In 1988, the Fair housing Act was amended to extend protection to familial status and people with disabilities (mental or physical). In addition, the Amendments Act provides for “reasonable accommodations” allowing structural modifications for persons with disabilities, if requested, at their own expense, for multi-dwellings to accommodate the physically disabled.

**Housing Issues, Affordability and Fair Housing**

The US Department of Housing and Urban Development (HUD) Fair Housing and Equal Opportunity Division distinguish between housing affordability and fair housing. Economic factors that affect a household’s housing choices are not fair housing issues per se. Only when the relationship between household income, household type, race/ethnicity and other factors create misconceptions, biases and differential treatment do fair housing concerns arise.

Tenant/Landlord issues are typically not related to fair housing. Most disputes between tenants and landlords result from a lack of understanding by either party regarding their rights and responsibilities.

**Impediments to fair housing choice are defined as:**

- Actions, omissions, or decisions taken because of race, color, religion, sex, disability, familial status, or national origin that restrict housing choice or availability of housing choice.
- Any action, omission, or decisions which have the effect of restricting housing choices or the availability of housing choices on the basis of race, color, religion, sex, disability, familial status, or national origin.

This updated Town of Huntington Analysis and Impediments Report has been designed to provide an overview of the laws, regulations and conditions that could affect an individual's or a household's access to housing.

**Town of Huntington-Demographic Background Data**

For this study only, U.S. Census data was used unless noted otherwise. It is important to note that data may be skewed because the U.S. Census does not strictly define local hamlet boundaries.

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 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 2020 Census data shows the Town Population at 198,392 persons which is 2.4% decrease from the 2010 Census. The 2010 Census data shows the Town Population at 203,264 persons which is a 4% increase over the 2000 Census. The 2000 Census states the population at 195,289 persons, which was a 2% increase over the 1990 census. The Town of Huntington population was 191,474 according to the 1990 Census, which represented a 5% decrease in the population for the ten-year period from 1980.

The Town of Huntington racial and ethnic composition in the 2020 Census is 89.7% White, .07% Black or African American, 5% Hispanic, .01% American Indian/Alaskan Native/Native Hawaiian and Another Pacific Islander. The White Population increased by percentage but decreased in total population by 27,080 persons. The Black or African American Population shows an increase in persons but a decrease in population percentage. The largest growth segment was seen in the Hispanic population, increasing in total population by 20,930 total persons.

The Town of Huntington racial and ethnic composition in the 2010 Census is 84% White, 4.8% Black, 5% Hispanic, 5% Asian/Pacific Islands and 2% other. The racial and ethnic data for 2000 Census was 87% White, 4% Black, 4% Hispanic 5% Asian alone and less than 3% other. This data shows a 3% decline in the White population alone, however a rise in overall population of 6,021 persons. The Black or African American and the Hispanic or Latino population percentage remained the same at 4% and 5%. The largest growth segment according to the 2010 Census was the Asian/Pacific Islands at a 3% increase bringing the total to 5% of racial/ethnic population.

In the past ten years the Hispanic or Latino and other race population of the Town of Huntington has represented the largest growth. Both have exceeded 300% growth over the past decade.

There are only two Census tracts where income is below 50% of the median, showing that low-income individuals are dispersed evenly throughout the Town of Huntington. The Hispanic or Latino (all races) population has increased over 60% in the last twenty years.

**2020 Census**

<b>Race/Ethnicity</b>	<b>Number of Persons</b>	<b>Percent</b>
White alone (not Hispanic)	143,968	89.7%
Black or African American	9,222	.07%
Hispanic or Latino	30,934	5.0%
Native American and Alaska Native	653	.01%
Asian Alone	13,312	2.2%
Native Hawaiian/Pacific Islands	47	<.01%
Some other race alone	14,417	1.3%
Two or more races	16,773	6.0%
Total Population	198,392	100.0%

**2010 Census**

<b>Race/Ethnicity</b>	<b>Number of Persons</b>	<b>Percent</b>
White alone (not Hispanic)	171,048	84%
Black or African American	8,933	4%
Hispanic or Latino	10,004	5%
Native American and Alaska Native	187	.01%
Asian Alone	10,009	5%
Native Hawaiian/Pacific Islands	32	.01%
Some other race alone	344	.01%
Two or more races	2707	2%
Total Population	203,264	100.0%

**2000 Census**

<b>Race/Ethnicity</b>	<b>Number of Persons</b>	<b>Percent</b>
White	165,027	87%
Black	7,934	4%
Hispanic	12,894	5%
Native American	211	.01%
Asian Alone	6,812	3%
More Race	2,461	.9%
Total Population	195,339	99.91%

**1990 Census**

<b>Race/Ethnicity</b>	<b>Number of Persons</b>	<b>Percent</b>
White	171,047	89.3%
Black	7,607	4.0%
Hispanic	7,777	4/1%
Native American	209	.01%
Asian Alone	4,834	2.5%
Total Population	191,474	100.0%

**1980 Census**

<b>Race/Ethnicity</b>	<b>Number of Persons</b>	<b>Percent</b>
White	187,578	93.0%
Black	6,756	3.4%
Hispanic	4,773	2.4%
Native American	156	0.1%
Asian Alone	2,249	1.1%
Total Population	201,512	100.0%

**1970 Census**

<b>Race/Ethnicity</b>	<b>Number of Persons</b>	<b>Percent</b>
White	194,493	96.94%
Black	5,101	2.54%
Other	977	.49%
Total Population	200,571	100.0%

**1960 Census**

<b>Race/Ethnicity</b>	<b>Number of Persons</b>	<b>Percent</b>
White	123,346	98.0%
Black	2,612	2.0%
Other	263	N/A
Total Population	126,221	100.0

The age composition of the Town's population according to the 2020 Census, is as follows: 22.84% are 62 or older- a 7% increase; 34.4% are 35-59 years old; 15.5% are 20 to 34 years old- a significant decrease from 1990 and 23.4% are under 20 years old showing a large trend in younger families vacating the area, as well as older families staying in the town.

Overall, the total population of Huntington has not changed significantly since 1970; however, the minority population has increased from 3% to 11%. HCDA looked at six established individual hamlets for the purpose of this housing study.

Information on the six largest hamlets in Huntington shows that since 1980 we have seen a relatively equal distribution of minorities throughout the municipality. Most notable is the increase of the Hispanic or Latino populations in Huntington Station and the Asian Alone population in Dix Hills.



**Huntington Station**

YEAR	TOTAL	WHITE Alone	BLACK or AFRICAN AMERICAN	AMERICAN INDIAN	ASIAN Alone	HISPANIC Or Latino	OTHER	TWO OR MORE RACES
1970	28,817 (100%)	26,671 (92.5%)	2,016 (7%)	N/A	N/A	(0.5%)	130 (0.05%)	N/A
1980	28,769 (100%)	25,170 (87.5%)	2,985 (10.3%)	32 (0.1%)	301 (1.0%)	1,542 (5.4%)	308 (1.1%)	N/A
1990	28,247 (100%)	20,922 (74.1%)	3,378 (11.9%)	38 (0.1%)	498 (1.8%)	3,377 (11.9%)	34 (0.0%)	N/A
2000	29,910 (100%)	21,401 (71.5%)	3,459 (11.6%)	106 (0.1%)	924 (3.1%)	3,002 (10.2%)	N/A	1,018 (3.5%)
2010	33,029 (100%)	15,722 (47.7)	3,299 (10%)	60 (1%)	1,154 (3.5%)	12,109 (36.7%)	80 (.2%)	605 (1.8%)
2020	34,878 (100%)	15,035 (43.1%)	3,210 (9.2%)	317 (0.9%)	1,610 (4.6%)	15,793 (45.3%)	9,221 (26.4%)	5,465 (15.7%)

Except for Huntington Station, all of the hamlets in the Town of Huntington grew significantly in population between 1970 and 1980. Huntington Station, the most populated and oldest hamlet in the Town, had minimal growth. According to the Census a review of the data shows that between 1980, 1990 and 2000 a more diverse population including an increased percentage of persons with Hispanic origin has replaced older families reflecting the primary Caucasian composition of earlier decades. In the 2020 Census we see a dramatic increase in Hispanic or Latino and other race growth.

The reasons for Hispanic or Latino growth in Huntington Station are twofold. First, this is where the housing is generally less expensive than elsewhere in the Town. Second, there is a substantial Spanish-speaking population already residing in this hamlet. The major reason Hispanic or Latino people choose to live in Huntington Station is no different than that of any other specific population migration within a prescribed area: cultural identity. Huntington Station offers an existing and extensive support network of family, friends, religious institutions, Hispanic and Latino-based retail establishments and professionals, and more, all providing a solid framework for social and cultural belonging.

**Greenlawn**

YEAR	TOTAL	WHITE Alone	BLACK or AFRICAN AMERICAN	AMERICAN INDIAN	ASIAN Alone	HISPANIC	OTHER	TWO OR MORE RACES
1970	8,493 (100%)	8,390 (98.3%)	123 (1.44%)	N/A	N/A	(0.5%)	19	N/A
1980	13,869 (100 %)	(87.5%)	2,985 (10.3%)	32 (0.1%)	301 (1.0%)	1,542 (5.4%)	308 (1.1%)	N/A
1990	28,247 (100.0%)	20,922 (74.1%)	3,378 (11.9%)	38 (0.1%)	498 (1.8%)	3,377 (11.9%)	34 (0.0%)	N/A
2000	29,910 (100 %)	21,401 (71.5%)	3,459 (11.6%)	106 (0.1%)	924 (3.1%)	3,002 (10.2%)	N/A	1,018 (3.5%)
2010	13,742 (100%)	9,338 (68%)	1,841 (13.3%)	34 (.7%)	555 (4%)	1,724 (12.3%)	13 (.1%)	237 (1.6%)
2020	9,593 (100%)	7,562 (78.8%)	462 (4.8%)	31 (.3%)	488 (5.1%)	983 (10.2%)	327 (3.4%)	723 (7.5%)

Since 1970 Greenlawn has also seen an extraordinary increase in minority population, from less than 1.5% to over 20% of the population. However, from 2010 to 2020 the total population decreased by 4,149 people. Black or African American, American Indian, and Hispanic all decreased significantly in population percentage. This may be due to higher cost of homes and taxes within Greenlawn over the past 10 years. It should be noted that the hamlet includes the south/west corner of Pulaski Road and Elwood Road.

**Dix Hills**

YEAR	TOTAL	WHITE Alone	BLACK or AFRICAN AMERICAN	AMERICAN INDIAN	ASIAN Alone	HISPANIC	OTHER	TWO OR MORE RACES
1970	10,050 (100 %)	9,983 (99.3%)	34 (0.34%)	N/A	N/A	N/A	33	N/A
1980	26,693 (100 %)	25,527 (95.6%)	419 (1.6%)	20 (0.1%)	645 (2.4%)	539 (2.0%)	82	N/A
1990	25,549 (100 %)	23,173 (89.6%)	573 (2.2%)	23 (0.09%)	1,314 (5.1%)	744 (2.9%)	10	N/A
2000	26,024 (100 %)	21,817 (83.7%)	846 (3.3%)	14 (0.1%)	1,916 (7.4%)	971 (3.7%)	N/A	460 (1.8%)
2010	26,872 (100%)	20,433 (76%)	1,385 (5.2%)	23 (.1%)	2,990 (11.1%)	1,533 (5.7%)	60 (.2%)	468 (1.7%)
2020	26,180 (100%)	17,574 (67.1%)	1,481 (5.7%)	71 (0.3%)	4,409 (16.8%)	2,224 (8.5%)	762 (2.9%)	1,872 (7.2%)

Population has remained steady since 1980 in Dix Hills. Studying the 1980 to 1990 Census information shows growth in all minorities, this has continued into the 2010 and 2020 Census. The minority population in Dix Hills is now over 32% of the total. In addition to racial and ethnic components in assessing housing needs, it is important to look at language ability in each area.

**East Northport**

YEAR	TOTAL	WHITE Alone	BLACK or AFRICAN AMERICAN	AMERICAN INDIAN	ASIAN Alone	HISPANIC	OTHER	TWO OR MORE RACES
1970	12,392 (100.0%)	12,325 (99.4%)	29 (0.3%)	N/A	N/A	N/A	38	N/A
1980	20,187 (100.0%)	19,871 (98.4%)	60 (0.3%)	14 (0.1%)	160 (0.8%)	419 (2.1%)	82 (0.4%)	N/A
1990	20,411 (100.0%)	19,287 (94.5%)	147 (0.7%)	19 (0.09%)	354 (1.7%)	598 (2.9%)	6 (0.03%)	N/A
2000	20,845 (100%)	18,870 (90.5%)	189 (0.9%)	26 (0.1%)	475 (2.3%)	1,021 (4.9%)	N/A	264 (1.3%)
2010	20,217 (100%)	17,888 (88.5%)	158 (.8%)	5 (.1%)	564 (2.7%)	1,354 (6.7%)	35 (.1%)	213 (1.1%)
2020	30,353 (100%)	25,330 (83.5%)	463 (1.5%)	45 (.1%)	1496 (4.9%)	2,930 (9.7%)	899 (3.0%)	2,114 (7.0%)

The hamlet furthest east in the Town of Huntington is East Northport. This data shows since 2010 the Black and Asian population has increased over 50% while the larger Hispanic population increased almost 300% during the period 2010 to 2020. 2020 data shows an increase in minority percentages.

**Huntington**

YEAR	TOTAL	WHITE Alone	BLACK or AFRICAN AMERICAN	AMERICAN INDIAN	ASIAN Alone	HISPANIC	OTHER	TWO OR MORE RACES
1970	12,601 (100.0%)	11,883 (93.4%)	795 (6.2%)	N/A	N/A	N/A	N/A	N/A
1980	21,727 (100.0%)	20,925 (96.2%)	529 (2.4%)	25 (0.11%)	169 (0.8%)	1.4%	99	N/A
1990	18,243 (100.0%)	16,985 (93.1%)	487 (2.7%)	23 (0.1%)	281 (1.5%)	458 (2.5%)	9 (0.05%)	N/A
2000	18,403 (100%)	16,945 (92%)	385 (2.1%)	21 (0.1%)	332 (1.8%)	510 (2.8%)	N/A	210 (1.2%)
2010	18,046 (100%)	16,142 (89.4%)	382 (2.1%)	16 (.1%)	390 (2.2%)	906 (5%)	19 (.1%)	191 (1.1%)
2020	41,522 (100%)	32,038 (77.2%)	2,304 (5.5%)	114 (0.3%)	1928 (4.6%)	4,870 (11.7%)	1893 (4.6%)	3,237 (7.8%)

The 2020 Census puts the hamlet of Huntington with more than 22,000 more persons than the 2010 Census. 2020 data shows a significant increase in the minority population. White Alone are declining as a portion of the population and conversely the Hispanic or Latino and Asian, and Black or African American and Other Alone populations are growing.

**Melville**

YEAR	TOTAL	WHITE Alone	BLACK or AFRICAN AMERICAN	AMERICAN INDIAN	ASIAN Alone	HISPANIC Or Latino	OTHER	TWO OR MORE RACES
1970	6,641 (100.0%)	6,616 (99.6%)	8 (0.12%)	N/A	N/A	N/A	17	N/A
1980	8,139 (100.0%)	7,762 (95.4%)	157 (1.9%)	15 (0.2%)	155 (1.9%)	185 (2.3%)	50 (0.17%)	N/A
1990	12,586 (100.0%)	11,497 (91.3%)	183 (1.5%)	7 (0.06%)	514 (4.1%)	383 (3.0%)	2 (5%)	N/A
2000	14,533 (100%)	13,070 (90.0%)	300 (2.1%)	5 (0.1%)	787 (5.4%)	151 (0.9%)	N/A	220 (1.5%)
2010	18,985 (100%)	15,730 (82.9%)	607 (3.2%)	12 (.1%)	1,372 (7.2%)	955 (5%)	58 (.3%)	247 (1.3%)
2020	20,133 (100%)	15,579 (77.4%)	919 (4.6%)	33 (0.2%)	2,012 (10%)	1,402 (7.0%)	488 (2.4%)	1,099 (5.5%)

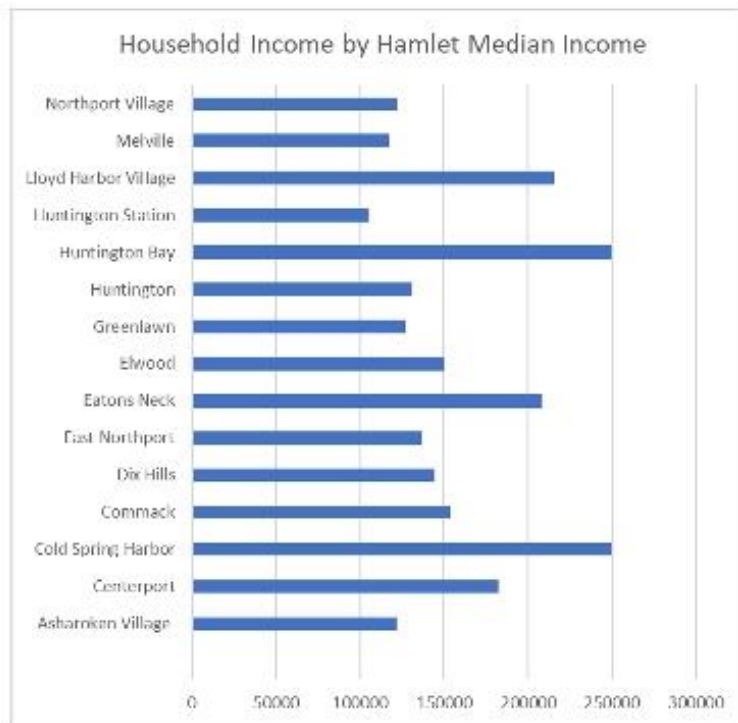
Melville has seen steady growth overall through the fifty year study, with the population becoming more diverse. In 1970, 99.6% were non-Hispanic White and in 2020 77.4% of persons were non-Hispanic white. The Asian population has nearly doubled in the past twenty years. Black or African American, Other, and the Hispanic or Latino populations have seen growth according to the 2020 Census, with this hamlet seeing most of the new residential development over the past ten years.

In the hamlet of Dix Hills, the Town has seen a dramatic increase in the Asian population. Incomes among Dix Hills residents of Asian origin are well above HUD low-income and middle-income guidelines, according to the 2020 Census. A majority of the home prices in the hamlets of Melville and Dix Hills start at over \$700,000. Realtors claim that persons of Asian origin frequently wish to be located in the Half-Hollow Hills school district, which includes Dix Hills and Melville.

**Town of Huntington-Income Background Data**

Household income is the most important factor determining a household's ability to balance housing costs with other basic life necessities. Although economic factors that affect a household's housing choice are not a fair housing issue per se, the relationship among household income, household type, race/ethnicity and other factors often create misconceptions and biases that raise fair housing issues.

In the Town of Huntington over 63% of the population makes more than the Town's household median income of \$115,471. Huntington Station and Melville show the lowest income with \$104,871 and \$117,472 respectively. The Huntington Station household incomes are less than the Town's median household income.



Household Income by Hamlet							
Hamlet	Median Income	Less than \$10,000	\$ 10,000-\$24,999	\$ 25,000-\$49,999	\$ 50,000-\$74,999	Over \$99,999	Total Household
Asharoken Village	121,993	35	36	7	28	113	291
Centerport	182,321	30	80	139	111	1665	2,168
Cold Spring Harbor	250,000+	20	9	36	60	807	958
Commack	153,858	208	104	915	1,008	8,328	11,583
Dix Hills	144,494	180	353	613	536	5,660	7,765
East Northport	136,818	247	413	490	800	4,765	7,208
Eatons Neck	208,125	7	0	33	17	335	439
Elwood	150,549	109	98	233	310	2,496	3,645
Greenlawn	127,024	369	269	492	369	2,670	4,556
Huntington	131,193	280	436	678	771	4,971	7,791
Huntington Bay	250,000+	37	15	25	17	556	697
Huntington Station	104,871	306	885	1,333	1,464	5,725	10,925
Lloyd Harbor Village	215,929	38	27	49	62	788	1,179
Melville	117,472	200	379	916	1067	3,787	7,159
Northport Village	122,250	184	196	326	294	1,652	2,966

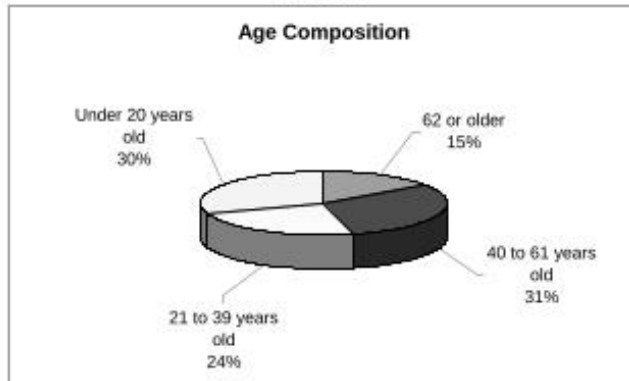
The distribution of household income in each hamlet of the Town of Huntington varies at all levels. The largest population of households earning an income less than \$50,000 can be found predominantly in Huntington Station, Greenlawn, and East Northport. On the high end of the spectrum incomes over \$100,000 are found in Lloyd Harbor Village, Eatons Neck, Huntington Bay, and Cold Spring Harbor.



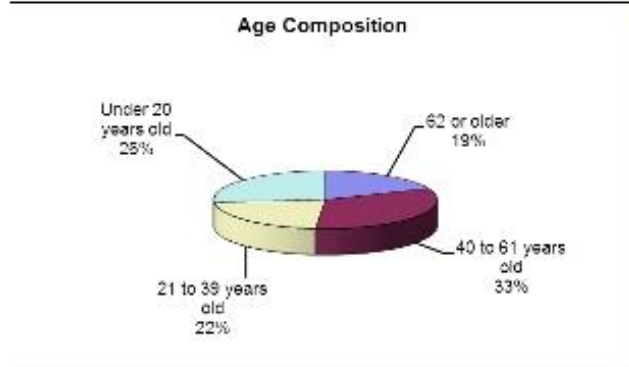
**Town of Huntington- Age Data**

The age composition of the Town's population according to the 2020 census is as follows: 27.4% are 60 or older; 28.16% are 40 to 59 years old; 21.65% are 20 to 39 years old; and 22.77 % are under 20 years old.

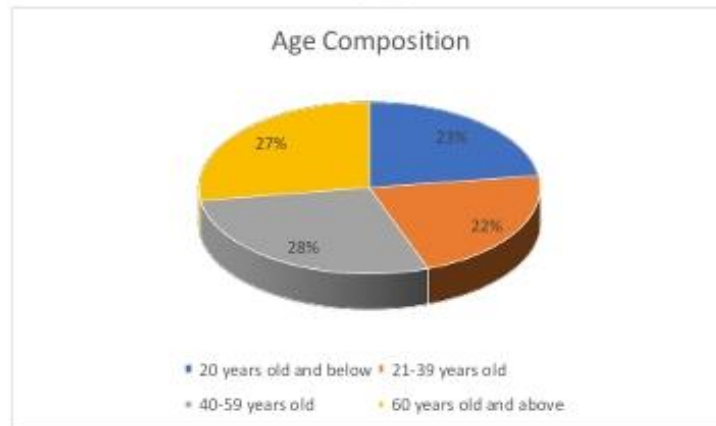
**2000**



**2010**



## 2020



The pie charts above show the change in the Town's population by age distribution. In 2000 and 2010, the largest age group was 40-61 year old. This remains the same in 2020. In 2020 40 to 61 year old made up 28 percent of the population. The 60 or older population grew 19% to 27% of the total population. Conversely, under 20 year old represented the lowest percentage of the Town's population, making up only 22% of the population in 2020.

Analyzing the age distribution is important because it affects the future need for jobs, appropriate housing and relevant social services.

**Town of Huntington- Employment Data**

In February 2014 statistics show a 5.6% unemployment rate in the Town of Huntington; however, in 2020 the Town of Huntington unemployment rate is at 3.3%. The data shows a total labor force of 152,728 and of those 5,091 were unemployed. The September 2014 data reveals a labor force of 105,700 and of those, 4,500 were unemployed. This study would indicate the consistent trend of Huntington’s growth of employment and lowering unemployment rates since 2014.

**Town of Huntington- Housing Profile**

The Town of Huntington housing has a total of 69,327 occupied housing units. A majority of those housing units are single family detached units totaling 58,788. Owner-occupied units are at 60,830 and rental-occupied units represent a total of 8,497.

**Town of Huntington  
Composition of Housing Stock**

<b>Units in Structure</b>	<b>Estimate</b>	<b>Percent</b>
1-unit detached/attached	58,788	84.8%
2 to 4 units	1253	1.8%
5 to 19 units	294	.42%
20 or more units	416	.60%
Mobile Home, Boat RV Van Etc.	79	.11%
<b>TOTAL</b>	<b>69,327</b>	<b>100%</b>

American Study B25127 US Census Bureau, ACS 2020

**Town of Huntington- Housing Conditions**

The age of the housing stock has and will continue to be an issue in Huntington. 80% of our Town's housing stock was constructed before 1960 - over fifty years ago. A second wave of housing, representing 27% of the overall inventory, was built between 1960 and 1979. With 80 percent of Huntington's housing inventory having been constructed over 50 years ago, without adequate maintenance, repair and rehabilitation, overall housing conditions will decline, particularly if owned by a rising senior population with limited means and ability to provide necessary upkeep.

The condition of a Town's housing stock is not in itself an impediment to fair housing. However, for many low/moderate income families, substandard housing is the only housing available at an affordable price.

**Town of Huntington  
Age of Housing**

<b>Year Structure Built</b>	<b>Estimate</b>	<b>Percent</b>
Built 2020 or Later	25	.041%
Built 2000 to 2019	4624	7.61%
Built 1980 to 1999	6973	11.5%
Built 1960 to 1979	23,575	38.8%
Built 1940 to 1959	19,743	32.5%
Built 1939 or earlier	5,890	9.7%
<b>TOTAL</b>	<b>60,830</b>	<b>100%</b>

American Study B25127 US Census Bureau, ACS 2020

**Town of Huntington- Special Needs Population**

People with disabilities often need some form of special housing consideration. Circumstances surrounding the type of disability may call for proximity to mass transit facilities, workplace, handicap ramps, additional railings, curb cuts, connecting walkways, restroom grab bars, and the like.

Information from the table below is a one year estimate of the number of individuals with disabilities in the Town of Huntington. Approximately 9.5% of the total civilian non- institutionalized population reported some type of disability. Out of the 18,915, persons under the age of 18, 0.58 % was reported to have some form of disability. A larger percentage of 4.14 % was reported for those people aged 18-64 years old. The age group with the highest percentage of disabilities was seniors over the age of 65, 545 seniors or approximately 4.81% were reported to have some form of disability.

**Town of Huntington  
Disability Characteristics**

<b>Population with a Non-institutionalized Disability</b>	<b>Estimate</b>	<b>Percent</b>
Population under 5 years	84	0.04%
Population 5 to 17 years	1,070	.54%
Population 18 to 64 years	8,216	4.14%
Population 65 years and over	9,545	4.81%
<b>TOTAL</b>	<b>18,915</b>	<b>9.53%</b>

2020 US Census Bureau, American Community Survey 1-year estimates (S1810)

HUD refers to those with special needs as individuals with a disabling condition, primarily involving a mental or physical challenge that requires some form of special housing accommodation in order to live an independent life style.

Elderly and frail persons are included in this category, as well as those with severe mental disabilities, developmental disabilities, ambulatory difficulty, persons with drug and/or alcohol addictions, persons with HIV/AIDS and homeless individuals.

Supportive housing also falls into the special needs housing category. These housing units provide a supportive environment and consist of some form of a planned social service component that enables individuals to transition into traditional permanent housing.

**Town of Huntington- Housing Affordability**

According to the federal government, rental housing is affordable if the household in residence pays no more than 30% of their income for rent. For mortgage lenders, a home is deemed affordable if the mortgage payment is no more than 35% of borrower’s income.

There are 55,149 owner-occupied units in the Town of Huntington, 34,745 of those units have a mortgage and 20,404 units are without a mortgage. Approximately 36% of those housing units with a mortgage pay 30% or more of their income for housing cost. Homeowners who live in housing units without a mortgage naturally pay a lesser percentage of their income on housing. However, there are still 35% of those without a mortgage that pay 35% or more of their income on their housing unit.

An important concern with regard to housing affordability occurs in occupied units that pay rent rather than own their property. In fact, 61.1% of Town of Huntington residents pay more than their 30% of their income household rent.

**Town of Huntington  
Selected Monthly Owner Cost as a Percentage of Household Income (SMOCAP)**

<b>Housing units with a Mortgage</b>	<b>Estimate</b>	<b>Percent</b>
Less than 20.0 percent	10,850	31.2%
20.0 to 24.9 percent	6,382	18.3%
25.0 to 29.9 percent	4,762	13.7%
30.0 to 34.9 percent	3,196	9.2%
35.0 percent or more	9,555	27.5%
<b>TOTAL</b> (excluding units where SMOCAP cannot be computed)	<b>34,745</b>	<b>100%</b>
Not Computed	83	-

2010 5-Year Estimate US Census Bureau, American Community Survey (DP04)

**Town of Huntington  
Housing Units without a Mortgage**

<b>Housing Units without a Mortgage</b>	<b>Estimate</b>	<b>Percent</b>
Less than 10 Percent	5,269	25.82%
10.0 to 14.9 Percent	3,788	18.5%
15.0 to 19.9 Percent	2,693	13.2%
20.0 to 24.9 Percent	2,095	10.3%
25.0 to 29.9 Percent	1,316	6.4%
30.0 to 34.9 Percent	989	4.8%
35.0 Percent or more	4,254	20.8%
<b>TOTAL</b> (excluding units where SMOCAP cannot be computed)	<b>20404</b>	<b>100%</b>
Not Computed	156	-

2010 5-Year Estimate US Census Bureau, American Community Survey (DP04)

Town of Huntington  
Rent

Gross Rent as a Percentage of Household Income (GRAP)	Estimate	Percent
Less than 15.0 percent	1,137	13.2%
15.0 to 19.9 percent	968	11.2%
20.0 to 24.9 percent	1,123	13.0%
25.0 to 29.9 percent	1,044	12.1%
30.0 to 34.9 percent	610	7.1%
35.0 percent or more	3,764	43.5%
<b>TOTAL</b> (excluding units where GRAP cannot be computed)	<b>8,646</b>	<b>100%</b>
Not Computed	692	-

2010 5-Year Estimate US Census Bureau, American Community Survey (DP04)

The development of rental units has begun to catch up to the development of for-sale housing units in the Town of Huntington. An important factor that has been a barrier is the limited areas available for high-density residential zoning. While most of the older high-density residential projects were built as rentals, in more recent years higher-density development has focused on for-sale townhomes and condominiums. The development of such units directly corresponds with shifting demographics in Huntington, which includes a growing senior population, single-parent families, and childless households that find alternative housing options attractive as they more conducive to their lifestyles.

Besides zoning, there are two important factors over which the Town has little or no control that limit the development of high-density residential projects- lack of vacant land and public sewer infrastructure. The Town of Huntington is a mature suburb where most residential subdivisions consist of two or three lots. Larger residential developments typically involve property being readapted from former uses such as farms, camps, and golf courses. With each passing year, fewer such large properties conducive to adaptive re-use remain. Those large vacant parcels still remaining typically have physical and/or environmental development impediments such as steep slopes or wetlands.

Another compelling factor is the limited coverage of a public sewer system to service new development, both residential and commercial. Development density is substantially restricted where sewers are unavailable because groundwater is our region's main source of public water supply. Expansion of the sewer system is limited by the astronomical costs involved in adding such infrastructure. To address this issue, in more recent years elected leadership at all levels is either making funding available, or seeking new funding sources to construct the sewer infrastructure necessary to support our region's continuing prosperity, changing demographics and lifestyle. Funding has been approved for upwards of \$44 million dollars to be dedicated to expanding sewer infrastructure in Huntington Station.

Since its adoption in January 1999 the current Accessory Apartment Ordinance has been amended from time to time, but its original purpose and intent remains the same: to allow residents in owner-occupied dwellings to remain in their homes, whether they are seniors, first-time homeowners, or families.

The changes in the ordinance include the designation of a Housing Officer (HO) rather than a separate board to consider and determine applications for accessory apartments with the Zoning Board reviewing appeals, and the

unlimited extension of permits for existing non-owner occupied accessory apartments that would have otherwise expired.

Ownership of a single family home in suburban communities with unusually high land values is often difficult or impossible for most low and moderate-income families. In the Town of Huntington, the median price for a single family home has been at or above \$565,000 for the past five years. Property taxes for homes within that price range are between \$9,500 to \$12,000. Assuming a 20% down payment and an 8% interest rate on a mortgage, a homeowner is faced with a monthly payment of \$3,493.10 for principal, interest, taxes, and insurance, plus payments for utilities, repairs, and maintenance.

The high cost of owning and maintaining a house in this region has led many homeowners to create illegal rental apartments in single-family homes. Also, many homeowners cannot afford to remain in their homes without an added income from rent. Many illegal apartments, when discovered by Town building inspectors, have been found substandard and hazardous to the residents that inhabit them.

The recognition that illegal apartments would continue to exist, because of economic necessity to many homeowners, the changing demographics of the Town, and need to provide safe and affordable housing to its residents led the Town to adopt laws allowing for the creation of legal accessory apartments, and the regulation of such dwellings.

Approximately 2,500 such apartments have been approved since the ordinance was enacted in 1991. Rental rates are dictated by the market, but apartments are generally more affordable than the cost of a single family home. Apartments are often more suitable for the needs of the elderly, single persons, small families, and people whose jobs require frequent relocation. Many legal accessory apartments are advertised for rent through licensed realtors. State and federal law forbid realtors to discriminate in the listing or showing of property. Therefore, although owners of these apartments are exempt from the fair Housing Act, listing with a licensed realtor provides some protection that the apartment will be rented to race, color, national origin, religion, gender or disability of the prospective tenant.

The regulation of accessory apartments coincides with the prosecution of and enhancement of penalties for homeowners with illegal apartments. This is consistent with the Town's goal of eliminating substandard housing. In addition to the benefits for tenants, a prospective homeowner of moderate means is more likely to qualify for a mortgage when a legal rental apartment offers the potential for additional income. In summary, the Town believes that permitting accessory apartments substantially increases the availability of safe and affordable rental units for lower and moderate-income individuals and families.

#### **Town of Huntington- Public Assisted Housing**

The Huntington Housing Authority in the Town of Huntington provides fair housing services for its residents. The primary mission of the Huntington Housing Authority is to "provide safe, decent, and quality affordable housing and supportive services to eligible persons with limited incomes, through federal resources."

The Huntington Housing Authority administers the Section 8 Housing Voucher and subsidized public housing programs for the Town of Huntington. The section 8 Housing voucher Program provides rental subsidies to low-income families that spend more than 30 percent of their gross income on housing cost. The program pays the difference between 30 percent of the recipients' monthly income and the federally approved payment standard. Recipients of housing vouchers are able to find their own housing, including single-family homes, townhomes and apartments. Participants are free to choose any housing that meets the requirements of the program.



**Town of Huntington- Affordable Housing**

If developers ask for a change of zoning on a parcel to achieve a higher density residential yield than that which is permitted by right, the Town’s affordable housing law is triggered. This law is an important tool for increasing affordable housing in the Town in that it requires a certain number of units within a given development to be constructed that are affordable to those earning 80% of the median income. The law applies to both new equity and new rental housing developments. The Town’s affordable housing program has created 521 affordable units since 2012. 512 units for home ownership and 9 units for rental.

**Town of Huntington- Zoning**

The Town of Huntington zoning policy provides for a range of residential development opportunities that are implemented through the Town’s existing residential zones as shown below. Housing supply and cost are affected by the amount of land designated for residential use, and the density in which development is permitted.

**Town of Huntington  
Zoning**

<b>Section Number</b>	<b>District</b>	<b>Uses Permitted in District to Which Standards Apply</b>
198-13	R-80 Residence	All Uses
198-14	R-40 Residence	All Uses
198-15	R-20 Residence	All Uses
198-16	R-15 Residence	All Uses
198-17	R-10 Residence	All Uses
198-18	R-7 Residence	All Uses
198-19	R-5 Residence	Single-Family dwellings Two-Family dwellings
198-20	R-3M Residence	All Uses
198-20.1	R-HS Residence	All Uses
198-21	R-RM Residence	All Uses
198-21.3	R-OSC Residence	All Uses
198-22	C-1 Office Residence	Single-Family Dwellings Two-Family Dwellings Multiple –Family Dwellings Other Uses
198-23	C-2 Office Building District	Office and Research Uses
198-24	C-3 Special Business	Dwellings Other Uses
198-25	C-4 Neighborhood Business	Dwellings Other Uses
198-26	C-5 Planned Shopping Center	All Uses
198-27	C-6 General Business	All Uses
198-28	C-7 Minor Commercial	All Uses

	Corridor	
198-29	C-8 General Business A	Dwellings Other Uses
198-30	C-9 Harbor Use	Waterfront Properties – All Uses Near-Water Properties – All Uses
198-31	C-10 Planned Motel	All Uses
198-32	C-11 Automotive Service Station	All Uses
198-33	C-12 Professional	All Uses
198-34	I-1 Light Industry	All Uses
198-35	I-2 Light Industry	All Uses
198-36	I-3 Light Industry	All Uses
198-37	I-4 Light Industry	All Uses
198-38	I-5 General Industry	All Uses
198-39	I-6 General Station	All Uses

**Town of Huntington- Schools**

There are eight public school districts in the Town of Huntington. Each individual district carries costs associated with teacher and administrator salaries and benefits, facilities maintenance, insurance, bus systems, student’s books, supplies, and sports equipment. These costs are reflected in the property tax rates for each community. Affluent communities where households can afford the cost of high property tax payments are able to support competitive public schools and provide for the educational needs of their children. Conversely, less affluent communities are unable to raise sufficient tax revenue to support competitive public schools and provide for the educational needs of their children. Property tax revenue from impoverished communities represents a smaller percentage of overall annual public school expenditures than in more affluent communities. The connection between the high cost of housing and the number of individual public school districts is demonstrated by the fact that the residents of more affluent communities can afford the high cost of housing, including high property tax payments that result in part, from the high cost of public education.

The fluctuating economic conditions of housing and the commercial stability of the hamlets in which housing is located can cause a divide between those who possess the means to provide competitive educational opportunities to their students, and those who lack sufficient resources and can only support the most basic features of a good education.

Lower income communities are at a disadvantage because they cannot afford to raise the taxes necessary to support the costs associated with maintaining competitive public schools.

**Town of Huntington- Public Transportation**

The Huntington Area Rapid Transit (HART) system, owned and operated by the Town of Huntington, provides service to a population of approximately 200,000 residents within the Town’s 100 square mile area. Its 20 bus active fleet supports a peak hour requirement of 10 buses in fixed route mode and 5 buses in demand response

mode. HART has a rider ship of 275,500 during a fiscal year with operating expenses totaling over three and half million dollars.

HART bus services primarily link the core residential communities of Huntington with commercial and employment centers as well as to the network of regional bus routes operated by Suffolk County Transit and MTA Long Island Bus (Nassau.) HART also provides regularly scheduled bus service to three of Huntington's four LIRR stations: Huntington, Greenlawn, and Northport.

Reciprocal transfer agreements are in effect with both Suffolk County Transit and MTA Long Island Bus, permitting riders to travel fairly seamlessly by bus throughout Long Island. HART participates in the LIRR's Uniticket Program that allows transit users to combine their rail and bus fares into a single pass. HART also accepts TransitChek-Vouchers that are designed to take advantage of tax incentives for commutation-related use and sold by Transit Center to employers for issue to workers who use public transit.

While demand-responsive paratransit is operated town-wide, HART fixed buses serve the Hamlets of Huntington, Huntington Station, East Northport, Greenlawn, Centerport, Commack, and Cold Spring Harbor, as well as the Village of Northport. Major traffic generators served by HART include Huntington Village, Walt Whitman Mall, Huntington Square Mall, Macy's Plaza in Commack, Huntington Hospital, Dolan Family Health Center, Northport VA Medical Center, Town of Huntington Senior Citizens Nutrition Center, East Northport, Greenlawn, and various medical groups. Two HART bus routes make coordinated connections with Suffolk County Transit's most heavily traveled route, S-1 that serves the major employment center along the Route 110 corridor in Melville. Suffolk County also provides east and west service through Hauppauge and Patchogue with coordinated connections to HART.

Two HART routes operate as weekday, peak-period, and rail feeders, and are coordinated with LIRR schedules at the Huntington Station. These routes benefit NYC-bound commuters.

Three other daily fixed routes provide basic transportation Mondays through Saturdays within the Town of Huntington, generally with hourly headways.

HART paratransit operations are in full compliance with ADA complementary paratransit requirements. Both mandated and elective trips are provided. Although the majority of paratransit trips are for social, nutrition, and medical purposes, HART does also regularly provide employment-and –educational-related trips to disabled persons.

#### **Town of Huntington- Private Home Financing**

Home ownership rates are important to a community's financial well-being. Prospective homebuyers expect to have access to mortgage credit, and programs that offer home ownership must be available without regard to race, gender, national origin, religion, ability or disability, familial status of national origin. All persons must have the ability to live where they want and can afford.

Access to mortgage credit enables residents to own their homes, and access to home improvements loans and refinancing allows them to keep their homes in good condition. All of this helps keep neighborhoods attractive and residents vested in their communities.

Inadequate lending performance results in various long term and far ranging community problems, and of these, disinvestment is probably the most devastating. Disinvestment in a neighborhood by its lenders reduces housing

finance options for borrowers and weakens competition in the mortgage market for low and moderate income neighborhoods. High mortgage costs, less favorable mortgage loan terms, deteriorating neighborhoods, reduced opportunities for homeownership, reduced opportunities for home improvement and the lack of affordable housing are only a few of the consequences of inadequate lending performance. Financial decay in the business as well as in the private sector is also a result of disinvestment in the form of business relocation, closure and bankruptcy.

Significant changes have occurred in the lending market not only in the Long Island but throughout the United States. The number and type of lenders have changed over the past five years, and it is becoming a common occurrence to read about national lenders buying local lenders. These national lending institutions are becoming increasingly more active locally, as the market share of national corporations is growing yearly.

Since most housing transactions occur in the private sector, and are not significantly impacted by the local governments, we examined the Home Mortgage Disclosure Act (HMDA) data and determined that in the Nassau/Suffolk region, minorities have a lower likelihood than whites of obtaining mortgage loans either privately or through government programs. This is true for all income groups; the data also does not identify whether or not the loans are subprime or prime overall the data does not provide sufficient detail to draw any specific conclusions about the Town of Huntington.

Using available software data relating to the Community Reinvestment Act, the banks serving Huntington seem to be working in low and moderate-income areas throughout the Town. According to the statistics, the Community Reinvestment Act Compliance does not seem to be an issue.

Recent studies by Stony Brook University report that racial segregation continues to be a major detriment to fair housing choice on Long Island. Much of the current racial segregation on Long Island is the result of how Long Island was developed and the government policies in effect at that time.

Forms of institutional racism were included in some provisions of the National Housing Act of 1934 that created the Federal Housing Administration's (FHA) mortgage guarantee program. In 1949, the Supreme Court found that the FHA Program involving public funding for homeownership violated the United States Constitution by permitting the federal government to discriminate against people based on race. This ruling applied to public funds and it wasn't until the Civil Rights Act of 1968 that racially restrictive covenants and other forms of discrimination in housing became illegal for private and public entities alike.

Since almost all of the Huntington's population was developed after World War II and before 1970, these federal and private lending policies helped to create suburban communities that were racially segregated.

While these policies and practices are no longer legal today, their practice has had a lasting impact on where minority households are located in Huntington with the majority of them concentrated in a limited number of communities. With over 80% of Huntington housing stock built before 1970 this added to the development of Huntington's population. People will also move to hamlets that have people like themselves; this could be religion, ethnic background, language, friends, fire districts, and school districts are all reasons a person chooses a hamlet.

Long Island Housing Services (LIHS) is a private, non-profit agency that investigates housing discrimination complaints and tests for housing discrimination on a random basis. The major activity at LIHS is case by case enforcement of fair housing laws when individual persons or families encounter specific incidents of discrimination that violate those laws.

In 2020 alone over 100 discrimination cases were investigated by Long Island Housing Services.

**Identification of impediments to fair housing choice**

Assessment of current public and private fair housing programs and activities

Concern: Funding

Need for consistent funding for social services. Our past national recession and downturn of the economy have caused a significant reduction in the funding sources for all agencies and not for profits in the Town of Huntington, while those same adverse economic conditions placed higher than ever demands on those services. Funding sources, whether local, state or federal, are diminishing. Organizations are putting in more time looking for funds than meeting the needs of the low and moderate income population.

Government agencies and not-for-profit providers who administer programs and services to low and moderate income families have to constantly evaluate the services they provide and work directly with other providers, or send them to other not for profits or agencies because they cannot provide the needed services. Low and moderate income families with the proper support they can have the advantage of living and operating from a stable home.

Concern: Sewer Infrastructure

The absence of available sewage treatment plants is a major environmental concern. Only 11% of the Town of Huntington is connected to sewer treatment plants resulting in low density housing. Lack of sewage treatment plants is a particularly expensive and difficult problem on Long Island, which relies on underground drinking water supply. The cost of constructing sewage treatment plants increases the cost of new housing, and in many cases, discourages it altogether.

The Town of Huntington is Preparing to install up to \$44 million dollars in funding towards adding a sewer line down the main corridor of Huntington Station along NY-110. This will allow for new development of housing stock to be produced in this area. The Town has been making significant upgrades to the existing monitoring equipment, capacity of the sewage treatment facility over the past several years. As a part of a state mandated program to upgrade treatment facilities, some increased capacity can be realized. In addition, the southern part of Huntington continues to hook up to the extensive sewage network serving the south shore of Long Island through Suffolk County. The County is also working with state and federal agencies to secure funding for the construction of new sewage treatment plants and to upgrade existing plants and infrastructure to enable additional capacity.

Concern: Community Resistance

Another concern to a multi-family zone change is community resistance; also known as "NIMBYism." Some residents do not want anything built at all and in those cases when they do, often support higher income housing in hopes of increasing their own property values. With eight separate school districts funded by local property taxes, there has been reluctance by members of the community to support the construction of multi-family units because of the perception that this housing will be a financial drain on their district. Racial issues are rarely voiced, yet are an unspoken factor in some cases.

The Huntington Community Development Agency has confronted and overcome so-called NIMBYism through pro-active public outreach. Our approach is to make the community involved in the process and keep them informed on the positive economic and social benefits of affordable housing. To alleviate some of the school concerns we must work with non-profit agencies to educate people in the school district as to the benefits both financially and socially of affordable housing developments. The Agency urges the federal government to provide financial incentives to schools that support affordable housing.

Concern: Handicap accessibility

The limited access of the physically handicapped to use of public building and facilities, recreational facilities and even housing can create economic and housing discrimination as well as a restricted quality of life.

The Town will continue to implement projects that are designed to remove architectural barriers facing the handicapped. The removal of architectural barriers in public buildings and public restrooms, access to parks and recreational facilities helps to generally improve the quality of life for the handicapped. The Town's home improvement program will help low and moderate income families make their homes accessible. The Town also has a Handicap Advisory Board to advocate for those who are physically challenged.

Concern: Restrictive lending environment

The lack of financing opportunities and knowledge of the banking system to certain segments of the population is a concern in achieving fair housing choice.

The Town of Huntington via Huntington Community Development and other housing partners will work with local lenders and real estate professionals to promote tools that enable individuals to rent and/or achieve homeownership. This is especially important in maintaining stability in those neighborhoods and communities where homeownership and rental housing have been facilitated and supported by the Town's efforts. The need for mortgage counseling is critical to help not only first time homebuyers, but in dealing specifically with those that have fallen prey to predatory and fraudulent lending practices, many of whom are now in default and under threat of foreclosure.

Concern: Inability to achieve homeownership

There is a need to increase homeownership opportunities for lower and moderate income residents in the Town of Huntington. A common concern raised by residents who are renters is that their rents are as high or even higher than mortgage payments and they would be able to afford a home if they had some financial assistance to buy one.

While the Town does not qualify for HOME funds directly, we made our fiscal year correspond with Suffolk County so Huntington residents would be able to apply for funding through Suffolk County for down payment assistance. Income eligible applicants are given the opportunity to purchase a house in the neighborhood of their choice.

Concern: Lack of success in affordable housing lotteries



It has been brought to the Agency's attention that there is a portion of the low-moderate income population, and in many cases the minority population, that is unable to meet the federal criteria necessary to occupy affordable housing created by the Town's legislation.

History shows that not all who enter an affordable housing lottery ultimately qualify for a unit. To address 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.

Clarification: A lingering question of segregation of multi-family housing

It has been brought to the Agency's attention that a question and concern remains with some regarding a perception of segregation of multi-family housing, together with the assertion that the Town appears to approve multi-family housing developments, solely within "areas of minority concentration."

The Agency rejects the above as a legitimate concern for inclusion in this Analysis of Impediments Report. However, unless and until this perception is addressed by way of documentation and fact, it can and will remain a "concern" in the eyes of some. The Agency therefore wishes to use this report as a venue by which to both address the question and properly acknowledge those who pose it.

Over the previous twenty years, the vast majority of non-age restricted, multi-family housing constructed in the Town has been, in fact, constructed outside of the six census tracts that are the focus of such questions and concern. 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. In addition, the complex Matinecock Court which will provide 136 affordable units has been approved for construction. In addition there are projects in the approval stage that will provide roughly 36 and 19 rental units.

The Town and the HCDA are ever mindful of the need for housing options for all individuals and families throughout the Town. Of relevance to note is the Town itself does not select where multi-family housing, or any housing for that matter, can or will be located, but rather, the private developer makes that determination based on land availability. The Agency also points out that minorities, as do all of the Town's populations, reside in single family homes being constructed throughout the Town.

With regard to the recent surge in development of age-restricted (senior) housing in the Town, it is important to note that the current focus of private developers on this type of development is a national trend. This trend is in direct response to 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 2020 Census) making up approximately 27% of the Town's population with the highest population percentage being those 40-59 years old. This continues to show an increased need for senior housing. We further note that minorities do in fact respond to both the market rate and affordable housing units within proposed and existing age-restricted communities.

## **Conclusion**

There is a significant difference between real and perceived discrimination. The criteria used by many Federal, State and County programs that assist low-moderate people with funds for housing may actually inhibit their housing choice, but are not illegal. As an example, HUD guidelines regarding occupancy standards limit the number of persons in a household to standard size housing unit. Therefore, a six person family who cannot be awarded a one-bedroom assisted –housing unit, as the unit would be considered sub standard for a family of that size. To some cultures and persons, this may seem to be an unfair practice.

This comprehensive analysis of impediments pertaining to fair housing issues within the jurisdiction of the Town of Huntington reveals the cost of housing and property taxes are the greatest impediment to fair housing choice for all populations. Therefore, the principle of fair housing priority in Town of Huntington is rooted in a need for more affordable housing units. How to get there, with decreasing financial support from the federal government and other sources, remains an ongoing question and challenge.

The most plausible way of reducing racial discrimination is through educational and advocacy agencies that can share legal remedies and information that can protect individuals and to make sure they know their rights in pursuit of fair housing.

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.

## **Section III – Monitoring Performance**

On an annual basis, the Town of Huntington will provide the actions it has taken to reduce the impediments to fair housing. This information will be provided in the annual Consolidated Action Plan Evaluation Report (CAPER) submitted to HUD. The CAPER will be made available to interested citizens and will allow interested citizens the opportunity to comment on the Town's performance prior to submitting the documentation to HUD.