

# **Town of Hempstead Housing Authority**

## **2026 Amended Annual PHA Plan**

**Public Hearing: January 30<sup>th</sup>, 2026**

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

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

**Definitions.**

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

<b>A.</b>	<b>PHA Information.</b>															
<b>A.1</b>	PHA Name: <u>Town of Hempstead Housing Authority</u> <span style="float: right;">PHA Code: <u>NY046</u></span> PHA Type: <input type="checkbox"/> Standard PHA <input checked="" type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2026</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>1309</u> Number of Housing Choice Vouchers (HCVs) <u>0</u> Total Combined Units/Vouchers <u>1309</u>  PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission															
	<p><b>Public Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.</p> <p><b>How the public can access this PHA Plan:</b> A copy of our 2026 PHA Annual Plan will be available to the public at our main office at 760 Jerusalem Avenue, Uniondale, NY 11553. The plan will be posted on the Town of Hempstead Housing Authority's website at <a href="https://toha.org">https://toha.org</a> and each of our resident advisory board members will be provided a copy as well. The PHA plan covers the following locations: Newbridge Gardens, 555 N. Newbridge Road, Levittown, NY 11756 : Green Acres, 400 Flower Road, Valley Stream, NY 11580 : Park Gardens, 835-840 Uniondale Avenue, Uniondale, NY 11530 : Bayview Gardens, 339 Bayview Avenue, Inwood, NY 11096 : Inwood Gardens, 255 Lawrence Avenue, Inwood, NY 11096 : Brookside Gardens, 1810 N. Grand Avenue, Baldwin, NY 11510 : Meadowbrook Gardens, 750 Jerusalem Avenue, Uniondale, NY 11553 : Mill River Gardens, 2900 Rockaway Avenue, Oceanside, NY 11572 : Bellmore Gardens, 2000-2025 Bellmore Avenue, Bellmore, NY 11710 : Westover Gardens, 132-158 Elmton Road, Elmont, NY 11003 : Dogwood Terrace, 1170-1182 Martha Place, Franklin Square, NY 11010 : Eastover Gardens, 1150 Seamans Neck Road, Wantagh, NY 11793 : Centennial Gardens, 2 Babylon Tpke, Roosevelt, NY 11575 and Salisbury Gardens, 460 Salisbury Park Drive, Westbury, NY 11590</p>															
	<input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below)															
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 20%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 25%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 12.5%;">PH</th> <th style="width: 12.5%;">HCV</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV						
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			PH	HCV												

<b>B.</b>	<b>Plan Elements</b>
<b>B.1</b>	<p><b>Revision of Existing PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</li> <li><input checked="" type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification.</li> </ul> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p><b>Significant Amendment/Modification.</b>          The Town of Hempstead Housing Authority has submitted an application to designate 12 of its 14 complexes as Elderly only.</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p>
<b>B.2</b>	<p><b>New Activities.</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?</p> <p>Y N</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Choice Neighborhoods Grants.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Modernization or Development.</li> <li><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Program under Section 32, 9 or 8(Y)</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Project-Based Vouchers.</li> <li><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</li> <li><input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</li> </ul> <p>(b) If any of these activities are planned for the applicable Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p>

	<p><b>Demolition and/or Disposition.</b>                  The Town of Hempstead Authority has 1309 public housing units. We intend to redevelop the Dogwood Terrace property under the obsolescence criteria of Section 18 Demolition/Disposition. The appropriate applications have been submitted and are being negotiated and addressed.</p> <p><b>Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</b>                  1) The Town of Hempstead Housing applied for the 2025 Capital Fund Emergency Safety and Security Grant. If these funds become available to the TOHHA, we will use them to improve the quality of life of our residents. 2) The Town of Hempstead Housing Authority will continue to apply to NYS Homes and Community Renewal Weatherization Assistant Programs. These programs were developed to help lower energy costs by taking Energy Efficient and Health and Safety Measures, which benefits our residents in all aspects of life.</p>
<p><b>B.3</b></p>	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p><b>See Attached " Statement of Progress in Meeting Mission and Goals"</b></p>
<p><b>B.4</b></p>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p><b>Most recent HUD-Approved EPIC submission is : 5-Year Action Plan for 2025-2029 approved on 5/20/025</b></p>
<p><b>B.5</b></p>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p> <p><b>Most Recent Fiscal Year Audit is FYE 2024 and there were no findings</b></p>
<p><b>C.</b></p>	<p><b>Other Document and/or Certification Requirements.</b></p>
<p><b>C.1</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y <input checked="" type="checkbox"/> N <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p><b>C.2</b></p>	<p><b>Certification by State or Local Officials.</b></p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p><b>C.3</b></p>	<p><b>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p>

	<p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations</i>  <i>Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>C.4</b>	<p><b>Challenged Elements.</b> If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
<b>C.5</b>	<p><b>Troubled PHA.</b></p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y <input type="checkbox"/> N <input checked="" type="checkbox"/> N/A <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>

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

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

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

**Form identification:** *NY046-Town of Hempstead Housing Authority Form HUD-50075-ST (Form ID - 6320)*  
*printed by Barbara Burbar in HUD Secure Systems/Public Housing Portal at 12/31/2025 11:24AM EST*

**TOWN OF HEMPSTEAD  
HOUSING AUTHORITY**

***DESIGNATED HOUSING PLAN***

**in connection with**

***Application to Designate  
Complexes Elderly Only***

**Dated: December 24, 2025**

**Town of Hempstead Housing Authority  
760 Jerusalem Avenue  
Uniondale, New York 11553**

The Town of Hempstead Housing Authority respectfully submits its Designated Housing Plan in connection with its application to designate the following twelve complexes as Elderly Only:

**Baldwin**

Brookside Gardens  
1810 Grand Avenue  
Baldwin, New York 11510

**Bellmore**

Bellmore Gardens  
2000 Bellmore Avenue  
Bellmore, New York 11710

**Elmont**

Westover Gardens  
132-158 Elmont Road  
Elmont, New York 11003

**Franklin Square**

Dogwood Terrace  
1178 Martha Place  
Franklin Square, New York 11010

**Levittown**

Newbridge Gardens  
555 North Newbridge Road  
Levittown, New York 11756

**Oceanside**

Mill River Gardens  
2900 Rockaway Avenue  
Oceanside, New York 11572

**Roosevelt**

Centennial Gardens  
2 Babylon Turnpike  
Roosevelt, New York 11575

**Uniondale**

Meadowbrook Gardens  
750 Jerusalem Avenue  
Uniondale, New York 11553

**Uniondale**

Park Gardens  
840 Uniondale Avenue  
Uniondale, New York 11553

**Valley Stream**

Green Acres  
400 Flower Road  
Valley Stream, New York 11580

**Wantagh**

Eastover Gardens  
1150 Seamans Neck Road  
Wantagh, New York 11793

**Westbury**

Salisbury Gardens  
460 Salisbury Park Drive  
Westbury, New York 11590

## STATEMENT

The twelve complexes (“Complexes”) owned and operated by the Town of Hempstead Housing Authority (“Housing Authority” or “we”) were all constructed in the 1970s. The Complexes (with the exception of Bayview Gardens and Inwood Gardens) were originally designated by the U.S. Department of Housing and Urban Development (“HUD”) by Declaration of Trust as Elderly Only. (See Attachment 1.)

The Housing Authority most recently submitted a Designated Housing Plan for Elderly Only in 2009, which was curiously denied. We are doing so again today because the need for the Complexes to remain Elderly Only continues to be great. In fact, the need has grown dramatically since 2009.

The lack of affordable housing for the elderly in and throughout the Town of Hempstead and surrounding Nassau County has reached crisis levels, and it is coinciding with a period in which poverty among the elderly in the region is on a sharp rise. Indeed, recent studies and news reports—detailed below—have shined a light on the distressingly large jump in the share of the elderly in Nassau County and Hempstead living in poverty, with disturbing implications for the ability of the elderly to secure safe, habitable, and affordable apartments.

This elderly poverty crisis, and corresponding housing crisis, is not limited to any particular group; it has created major impediments and strains for elderly across every race, color, creed or ethnicity. Given the harsh reality that private housing discrimination is still occurring, it is even more important that the Housing Authority—which does not discriminate, and has never discriminated, against any person based on their race, color, creed or ethnicity—have the opportunity to use the Complexes to provide housing for the Town of Hempstead’s elderly on an equal basis.

Put simply: the Town of Hempstead reveres its senior citizen population and the contributions that they have made to our community in Nassau County, and sees a critical need to address their housing insecurity. Accordingly, the Housing Authority wants to do what it can to ensure these citizens are able to live out their years with dignity in stable housing. Approval of this Designated Housing Plan will go a long way toward ensuring that outcome.

## **The Twin Poverty and Housing Crises Facing the Elderly in the Town of Hempstead and Nassau County**

Several recent studies and analyses (from February 2025 through September 2025) illustrate in stark terms the dire economic situation affecting seniors throughout Nassau County. We are attaching a selection of reporting on these studies here, and are excerpting key sections below for your convenience. We deeply and profoundly appreciate HUD's consideration of our application to address this situation by designating our complexes as Elderly Only, the use for which they were originally constructed, designed, and approved by HUD.

Center for an Urban Future, "The Emerging Financial Security Crisis Facing Long Island's Older Adults," August 2025 (Attachment 2):

Long Island is now home to more than half a million older adults, individuals aged 65 and older. This is an all-time high, and older adults now make up 17.8 percent of the overall population in Nassau and Suffolk counties, up from 14.8 percent a decade ago. But new data reveals that an alarming number of these older Long Islanders are struggling with serious financial insecurity challenges.

A concerning high share of Long Island's older adults appear to have no stable source of retirement income. In 2023, more than one-in-ten Long Islanders aged 70 and over (10.4 percent)—roughly 37,000 individuals—did not report receiving social security income, the nation's most important safety net for older Americans. Additionally, 45.3 percent of those 70 and over living on Long Island—161,000 individuals—did not report retirement income from other sources.

At the same time, a growing share of Long Island's older adults are living in poverty. Over the past decade, the number of Long Islanders aged 65 and older living in poverty has grown by 62 percent—far outpacing the 24 percent increase in the older adult population on Long Island. Statewide, the number of older New Yorkers living below the poverty line increased by 48.1 percent over the past decade--also a significant increase, but below the jump seen on Long Island. . . .

Older Long Islanders living in poverty

- 32,147 Long Islanders aged 65 and over lived at or below the poverty line in 2023, up from 19,846 in 2013. Over the past decade, the number of older adults in poverty increased by a concerning 62 percent.
- Overall, 6.2 percent of Long Island’s older adults live in poverty, up from 4.7 percent a decade ago.

What Long Island policymakers should do:

Addressing the alarming rise in older adult poverty and financial insecurity will require local and state policymakers to act decisively to lower costs and mitigate growing expenses, while investing in comprehensive aging services commensurate with surging demand. Town, county, and state leaders should consider the following specific actions: . . .

Expand affordable senior housing options for older adults and their family caregivers, including incentives for new housing development and support to scale up the Plus One ADU Program

Natalie O’Neill, “Number of Long Island seniors in poverty increased up to 78 percent in past decade: study,” New York Post, February 13, 2025 (Attachment 3):

The number of elderly folks living in poverty on Long Island spiked dramatically over the past decade, as thousands say they are unable to make ends meet, according to a new study. Researchers found that 14,600 Nassau County seniors reported being in poverty in 2022, the latest available data — an increase of 78% from 2012, according to a report by the Manhattan based think tank Center for an Urban Future.

Meanwhile, in Suffolk County, 15,692 seniors reported being in poverty, up 48% in the same time period.

“Many of these older New Yorkers are financially insecure and struggling to make ends meet,” the think tank’s executive director, Jonathan Bowles, said in a statement. “We’re going to see thousands more older adults fall into poverty unless state leaders act now to address affordability challenges facing so many older adults,” he said.

. . . .

Elderly residents—who make up just under a fifth of the Long Island’s total population—reported struggling with housing, food and transportation, according to the study.

Reps from the American Association of Retired Persons, which funded the study, linked the grim findings to a lack of affordable housing and an increase in food cost.

Olivia Winslow, “Long Island’s elderly population is growing, and so is the group’s poverty rate, report finds,” Newsday, August 31, 2025 (Attachment 4):

#### WHAT NEWSDAY FOUND

- The Center for an Urban Future, in a new report, “The Emerging Financial Security Crisis Facing Long Island’s Older Adults,” found the age 65-and-older population is rising on Long Island, with many falling into poverty.
- More than a half-million Long Islanders were age 65 and older, “an all-time high,” according to the center’s report. And 32,147 Long Islanders in 2023 lived at or below the poverty line, up from 19,846 in 2013.
- Between 2013 and 2023, the number of people 65 and older living in poverty increased 62%, “far outpacing the 24 percent increase in the older adult population on Long Island,” the report said.

Vanessa Baird Streeter, president and CEO of the Health and Welfare Council of Long Island, said in a statement: “Long Island’s older adults are facing a quiet emergency — caught between rising living costs, insufficient retirement income, and limited access to affordable housing and healthcare.” She added: “The promise of aging with dignity is under threat.”

Paule T. Pachter, president and CEO of Long Island Cares, a Hauppauge based food bank, said: “What we’ve been seeing now for nearly a decade is the deterioration of the quality of life for many seniors on Long Island who are financially struggling.” He said between January and July, “We served 25,876 seniors at our [six]

satellite locations. On any given month we are seeing close to 4,000 seniors coming to Long Island Cares for food assistance.”

Daniel Winzelberg, “Record LI aging population faces rising poverty, new report says,” Long Island Business News, September 2, 2025 (Attachment 5):

Beth Finkel, state director for the New York State Office of AARP, said the report [by the Center for an Urban Future] highlights that too many Long Islanders are struggling to make ends meet as they age.

“With more than a third of Nassau and Suffolk residents now over 50, the challenges are only growing. Nearly half have no retirement savings, poverty among older adults in Long Island has climbed, and family caregivers, the backbone of our long-term care system, are stretched thin,” Finkel said in the statement. “The good news is, we know what works. By supporting caregivers, expanding affordable housing, and making our communities more age-friendly, we can ensure Long Island is a place where older adults and people of every age can live and thrive.”

### **The Town of Hempstead Housing Authority’s Request to Designate its Complexes as Elderly Only**

The above studies and accounts show, in compelling detail, the disturbing crisis in elderly poverty in Nassau County, which is compounded by the existing financial strains in our current economy that are pushing up the cost of housing and the general cost living. They also point to a key mechanism to help the region’s elderly moving forward: expanding affordable senior housing.

To address the poverty and associated housing crises among seniors in the Town of Hempstead and the surrounding county, the Town of Hempstead Housing Authority respectfully requests that HUD approve its application to designate the twelve Complexes as Elderly Only. Its approval will alleviate the housing pressures on the elderly and provide the safe and affordable residences that our elderly citizens need and deserve.

The Housing Authority respectfully addresses the criteria for the Designated Housing Plan in the order set forth in the applicable HUD regulations at 24 CFR 945.203

**TOWN OF HEMPSTEAD HOUSING AUTHORITY**  
**DESIGNATED HOUSING PLAN**

**INTRODUCTION AND SUMMARY**

The Town of Hempstead Housing Authority (“TOHHA” or “Housing Authority”) has prepared a Draft Designated Housing Plan to designate, as Elderly Only, 1,214 of the 1309 units managed by the Town of Hempstead Housing Authority, Town of Hempstead, New York.

This proposal is in accordance with Section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e). Section 7 provides public housing agencies with the option, subject to the requirements and procedures of this part, to designate public housing projects, or portion of public housing projects, for occupancy by elderly families.

According to 24 CFR 945.203(c), the initial allocation plan shall contain, at a minimum, the information set forth below.

**(1) Identification of the project to be designated and type of designation to be made.**

**(i) Identify the type of designation to be made:**

*Housing Authority Response:*                      Housing for Elderly families.

**(ii) Identify the building(s), floor(s) or units to be designated and their location, or if specific units are not designated, the number to be designated.**

*Housing Authority Response:*                      **See Attachment 6.** The designation applies to 1,214 of the 1,309 units owned and managed by the Town of Hempstead Housing Authority. These comprise all of the units in the twelve housing complexes described in Attachment 6 (and noted in the introductory pages) excluding NY 46-4, Bayview Gardens and NY 46-5, Inwood Gardens.

Please note that the Housing Authority has received approval by HUD for disposition of the Housing Authority’s Dogwood Terrace apartment complex in Franklin Square. The Housing Authority’s application to the State of New York for the applicable tax credits has been submitted and is awaiting approval. Under New York State guidelines, the apartment complex will be operated as elderly / seniors

only. The Housing Authority has included Dogwood Terrace complex as part of this Application, since the final approvals from the State of New York have not, as yet, been received.

(iii) State the reasons the building(s), floor(s) or unit(s) were selected for designation.

*Housing Authority Response:* The apartment complexes that are the subject of this Application were originally designated elderly. See **Attachment 1**. The apartments complexes generally consist of smaller units, not larger than studios and one bedroom and are ideal for elderly.

(2) Identification of groups and persons consulted and comments submitted. The PHA must:

(i) Identify the groups and persons with whom the PHA has consulted in the development of the allocation plan.

*Housing Authority Response:* The Town of Hempstead Housing Authority consulted with the Resident Advisory Board and tenants of the complexes as well as the Town's office of Senior Enrichment. The Housing Authority also conducted extensive research into the housing needs of the elderly and the significant problems encountered by the elderly finding affordable housing within the Town of Hempstead and County of Nassau. Relevant analyses and summaries accompany this Application as Exhibits 1 – 4. In addition, census data was researched and reviewed and supports the need for designated elderly housing, as requested by the Housing Authority in this Application.

(ii) Include a summary of comments received on the plan from the groups and persons consulted.

*Housing Authority Response:* A large majority of the comments support the Housing Authority's Applications to designate the twelve complexes as Elderly Only. The Town's Office of Senior Enrichment emphasizes the need for safe and affordable housing for the elderly (and provides services that support the elderly living throughout the Town). Most residents were in favor of having the complexes designated as Elderly believing that the designations would allow the residents to live peacefully and safely with neighbors of similar ages. There were

some comments that the complexes should be open to persons of all ages. However, those were a small minority of the responses.

(iii) Describe how the plan addresses these comments.

*Housing Authority Response:* The plan is consistent with the majority of the comments received, which favor designating the twelve complexes as Elderly Only. With respect to the remaining comments that address making the housing available to everyone, the Housing Authority notes that Two of the Housing Authority's Fourteen complexes are not the subject of this Application and will remain open and available for housing all qualified persons / families.

The Housing Authority will follow up with any additional relevant comments after the Public Hearing in January 2026.

(3) Profile of proposed designated project in pre-designation state. This component of the plan must include for the projects, buildings, or portions of buildings to be designated:

(i) The total number of families currently occupying the project.

*Housing Authority Response:* There are currently 1,214 apartments available in the Complexes that are the subject of this application. Of those, 1082 are currently occupied with 132 vacant. (However, please note, that of the vacant units, a large part of that number represents apartments that had been held vacant, with permission of HUD, in order to have them available for temporary housing once the disposition of the Housing Authority's Dogwood Terrace complex is approved.)

(A) The number of families who are members of the group for whom the project is to be designated.

*Housing Authority Response:* There are currently 1,162 elderly families residing in the twelve projects to be designated.

(B) The number of families who are not members of the group for whom the project is to be designated.

*Housing Authority Response:* There are currently 52 families who are not members of the group for whom the projects are to be designated. None of these families will be evicted or transferred once the Elderly Designations are obtained.

(ii) An estimate of the total number of elderly families and disabled families who are potential tenants of the project (i.e., as the project now exists), based on information provided by:

(A) The waiting list from which vacancies in the project are filled.

*Housing Authority Response:* There are currently 1,308 families on the Housing Authority waiting list. In many instances, persons who are elderly are also disabled. At this point the Housing Authority has 185 applicants on the waitlist who are disabled but not elderly.

(B) A local housing needs survey, if available, such as the CHAS, for the jurisdiction within which the area served by the PHA is located.

*Housing Authority Response:* See **Attachment 7** (Most recent CHAS from [www.huduser.gov](http://www.huduser.gov))

(iii) An estimate of the number of potential tenants who will need accessible units based on information provided by:

(A) The needs assessment prepared in accordance with 24 CFR 8.25.

*Housing Authority Response:* With respect to current Tenants, the Housing Authority does not have any requests for accessible units. However, the Housing Authority does provide related Reasonable Accommodations, such as ramps for wheelchairs, moving tenants from a 2<sup>nd</sup> floor apartment to a 1<sup>st</sup> floor apartment, installing grab bars, upgrading bathrooms, and changing handles and hardware for tenants upon request.

With respect to applicants on the Housing Authority waiting list and their need for accessible units, the Housing Authority determines that need during the interview process. To the extent an approved applicant is in need of an accessible unit, they remain on the waitlist until one becomes available. The Housing Authority routinely evaluates the amount of time that such applicants must wait to determine

if the wait period becomes unreasonable. The Housing Authority believe that the needs of such applicants can be met within the statutory period.

(B) A housing needs survey, if available, such as the CHAS or HUD-prescribed successor survey.

*Housing Authority Response:* See **Attachment 7** (Most recent CHAS from [www.huduser.gov](http://www.huduser.gov))

(iv) The number of units in the project that became vacant and available for occupancy during the year preceding the date of submission of the allocation plan to HUD.

*Housing Authority Response:* There were 133 units that became vacant and available for occupancy throughout 2025.

(v) The average length of vacancy for dwelling units in the project for the year preceding the date of submission of the allocation plan to HUD.

*Housing Authority Response:* Typically, the average length of vacancy for dwelling units is 30-60 days for the complexes. The Housing Authority was allowed to stockpile units in order to be available once the disposition of the Dogwood Terrace complex was approved and those residents moved to temporary housing.

(vi) An estimate of the number of units in the project that the PHA expects to become vacant and available for occupancy during the two-year period following the date of submission of the allocation plan to HUD (i.e., if the project were not to be designated)

*Housing Authority Response:* The Town of Hempstead Housing Authority averages 125 vacant units per year; 250 vacant units for 2 years for all of the Complexes that are subject to this Application.

(vii) An estimate of the average length of time elderly families and non-elderly persons with disabilities currently have to wait for a dwelling unit.

*Housing Authority Response:* The average length of time is approximately 3-5 years.

(4) Projected profile of project in designated state. The component of the plan must:

(i) Identify the source of the families for the designated project.

*Housing Authority Response:* The Housing Authority will continue to house applicants from its waiting list. As noted, there are currently 1,308 families on the waitlist.

(ii) For projects proposed to be designated for occupancy by elderly families an estimate of the number of:

(A) Units in the project that are anticipated to become vacant and available for occupancy during the two-year period following the date of submission of the allocation plan to HUD.

*Housing Authority Response:* The Town of Hempstead Housing Authority averages 125 vacant units per year; 250 vacant units for 2 years. As such, the Housing Authority anticipates that 250 apartments will become available for occupancy during the two year period following submission of this application.

(B) Near-elderly families who may be needed to fill units in the designated project for elderly families, as provided in 24 CFR 945.303(c).

*Housing Authority Response:* The Housing Authority does not anticipate that there will be apartments that become available for near-elderly families, given the need and extremely high demand for elderly housing.

(iii) Describe any impact the designation may have on the average length of time applicants in the group for which the project is designated and other applicants will have to wait for a dwelling unit.

*Housing Authority Response:* Apartments occupied by the elderly tend to become vacant more frequently due to death, deteriorating health issues and family logistics (when elderly are desirous of moving out in order to be closer to their families who have relocated.) As a result, the Elderly designation very well

could result in quicker turnover of apartments with shorter waits on the waitlist for applications.

(5) PHA Occupancy Policies and Procedures. This component of the plan must describe any changes the PHA intends to make in its admission policies to accommodate the designation, including:

(i) How the waiting list will be maintained.

*Housing Authority Response:* The waiting list will continue to be maintained as it has in the past. The Housing Authority does not anticipate that any changes will be made as a result of the Elderly Designation.

(ii) How dwelling units will be assigned.

*Housing Authority Response:* Apartments will be assigned as they have in the past, according to HUD regulations. As apartments become available, they will be offered to the next qualified applicant on the waitlist, with the applicant being given the right to reject the offer for good cause, in accordance with HUD regulations.

(iii) How records will be maintained to document the effect on all families who would have resided in the designated project if it had not been designated.

*Housing Authority Response:* The Housing Authority will routinely review the waitlist to determine the time that families, who did not qualify for housing at the designated units, are waiting and ascertain if the time is excessive. If so, the Housing Authority will determine how to address the issue at that point.

6. Strategy for addressing the current and future housing needs of the families in the PHA's jurisdiction. The PHA must:

(i) Identify the housing resources currently owned or controlled by the PHA, including any mixed population projects, in existence, as provided in 24 CFR part 960, subpart D, that will be available to these families.

*Housing Authority Response:* The Housing Authority owns and operates two family developments, Bayview Gardens and Inwood Gardens. That

will be available to mixed population families. Those two are not the subject of this application.

(ii) Describe the steps to be taken by the PHA to respond to any need for accessible units that will no longer be available for applicants who need them. The PHA has a continuing obligation under Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) to provide accessible dwellings even if the project designation moves accessible dwellings from the inventory of possible dwellings for non-elderly persons with disabilities.

*Housing Authority Response:* The Housing Authority anticipates that sufficient accessible units will be available in the two complexes that are not the subject of this application. If additional accessible units are critically needed but not available at the two other complexes, then the Housing Authority will evaluate the options available at the twelve complexes that are the subject of this Application.

(iii) If a project is being designated for elderly families, describe the steps the PHA will take to facilitate access to supportive services by non-elderly disabled families. The services should be equivalent to those available in the designated project and requested by non-elderly disabled families. If the PHA funds supportive services for the designated project for elderly families, the PHA must provide the same level of services, upon the request of non-elderly disabled families.

*Housing Authority Response:* Supportive services for the Housing Authority projects are provided by the Town of Hempstead Department of Senior Enrichment, and not by the Housing Authority. The Housing Authority does not fund supportive services for the elderly at any of the complexes which are the subject of this Application. the Housing Authority understands that the Department of Senior Enrichment does make its services available to non-elderly disabled, upon request, or refers the non-elderly disabled to applicable agencies and supportive services. The Town of Hempstead Housing Authority does not provide any additional supportive services.

(iv) If a project is being designated for elderly families, identify the additional housing resources that the PHA determines will be sufficient to provide assistance to not less than the number of non-elderly disabled families that would

have been housed by the PHA if occupancy in units in the designated project were not restricted to elderly families (one-for-one replacement is not required). . . .

*Housing Authority Response:* The Housing Authority will have housing stock available at the two complexes that are not included in this Application (Bayview Gardens and Inwood Gardens.) Additional housing stock is made available throughout the Town of Hempstead and County of Nassau by a large number of agencies and groups that are focused on finding affordable housing for those in need and which fall outside the families who will qualify for the Elderly housing at the twelve complexes that are the subject of this application.

The Housing Authority has not made any applications to obtain additional housing and does not anticipate making any applications.

(v) Where a project is being designated for elderly families, explain how the PHA plans to secure additional housing resources. In the case of housing for which the PHA plans to apply, the PHA must provide sufficient information about the housing resource and its application to establish that the PHA can reasonably expect to obtain the housing.

*Housing Authority Response:* There are a significant amount of resources available. See **Attachment 8** for alternative housing resources. As noted above, the Housing Authority has not made any applications to obtain additional housing and does not anticipate making any applications.

(vi) Describe incentives, if any, that the PHA intends to offer to:

(A) Families who are members of the group for whom a project was designated to achieve voluntary transfers to the designated project.

(B) Families who are not members of the group for whom a project was designated to achieve voluntary transfers from the project proposed to be designated.

*Housing Authority Response:* Current residents of the twelve complexes that are the subject of this Application will not be evicted or have their leases terminated due to this designation. Families who choose to move voluntarily, however, will have access to comparable housing (services and design.) If families volunteer to move, the Housing Authority will utilize one or more of the following incentives depending on the needs and situation of the non-elderly family: (a) Reimbursing moving costs within the County; (b) offering

assistance with finding a Section 8 Housing Choice Voucher unit; (c) Assisting in securing transportation to look at a vacant Housing Authority apartment and at another Public Housing Authority property; (d) Paying a security deposit supplement for a family moving to a Section 8 unit.

Respectfully submitted  
Town of Hempstead Housing Authority

By: \_\_\_\_\_  
Edward Cumming,  
Executive Director

## **Town of Hempstead Housing Authority**

### **2026 Annual Plan**

#### **Statement of Progress in Meeting Mission and Goals**

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

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

#### **Goals and Objectives:**

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

#### **Progress Report:**

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

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

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

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

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

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

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

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