

**Town of Babylon  
Community Development  
Program**



**Consolidated Annual Performance  
and Evaluation Report  
CAPER**

**2016 CAPER Survey**

Please fill out this form for EACH program included in your survey. You may make additional copies if needed.

Name and address of organization: **Wyandanch Community Development Corporation**  
**59 Cumberbach Street**  
**Wyandanch, NY 11798**

Name and type of activity/program: **Affordable Housing Rental/Ownership**

Name of a contact person and phone number: **Sondra Cochran (631) 643-4786**

**I. Funding Information:** In the boxes provided please indicate for **2016** the sources and amounts of funding you anticipated receiving, the actual funds available during the year and the actual expenditures during the year.

Description	Anticipated	Actual funds Available	Actual expenditures during year
CDBG			
HOME - CHDO ADMIN.	\$ 14,711	\$ 16,594	\$ 16,594
HOME CHDO Construction Rental Grant	\$ 34,000 (balance from 2015)	\$ 34,000 (balance from 2015)	\$ 34,000 (balance from 2015)
OTHER FEDERAL			
STATE			
LOCAL			
HOME CHDO Construction Ownership Grant	0	\$ 600,000	\$ 324,004
OTHER Rental Subsidies	\$ 254,544	\$ 233,951	\$ 233,951
OTHER - HOME CHDO Construction Rental Loan	\$ 22,000 (balance from 2015)	\$ 22,000 (balance from 2014)	\$ 22,000 (balance from 2015)
TOTAL	\$ 325,255	\$ 906,545	\$ 630,549

If actual funding levels were different than anticipated please explain. **Even though we accounted for the vacancy rate when projecting rental income, there was less rental income than anticipated this year due to tenant issues.**

**II. Activity:** (please describe type of services you provide in 2016)

**1. Check the type of services you provided:**

- ☐ Public Service
- ☐ Emergency shelter
- ☐ Transitional housing
- ☐ Permanent supportive housing
- ☒ Affordable rental housing
- ☒ Affordable housing

**2. Explain the services provided:** (please describe the type of services you provide)

WCDC services and projects are geared to fulfill organizational goals and a vision to reverse the blighted conditions in our area and improve the affordable rental housing in the Babylon Township. The organization rehabilitated 1 of our 3 bedroom single family affordable rental housing units and completed construction activities on 2 new units in the Wyandanch area. WCDC also constructed 2 single family homes for purchase by income eligible families, one in West Babylon and the other in Copiague. Both closings will take place in early 2017. WCDC also provided safe, decent and affordable rental housing to 17 income eligible households, (68 individuals) who may have otherwise been forced to live in unhealthy or substandard conditions. All affordable rental housing was provided to families who meet the Section 8 and HOME income guidelines.

In addition to housing projects, WCDC housing program included measures to educate program participants from the inception of their tenancy. Some areas of concentration include, although are not limited to the tenant's rights and responsibilities, landlord's responsibilities and proper upkeep of the dwelling. We also stress the advantages of prioritizing and utilizing the correct avenues to achieve self-sufficiency. Participants were given key information that will assist them in reaching housing objectives and achieving and maintaining the goal of homeownership.

**3. Geographic description (community name) location of activity:** (please identify the geographic area in which you provide your service) **WCDC provide services to the entire Town of Babylon. At this time, we own and operate units which are primarily in Wyandanch, North Babylon and Wheatley Heights. Current projects are in the Town of Babylon.**

**4. For each public service activity please report the following information:**

- **Number of persons assisted with new access to a service.** 68  
New access to a service is when a service is offered for the first time. This indicator would be used in the instance when a public service has not previously been available to these households. For instance, the grantee might elect to fund a new job transportation program for working mothers. No such program currently exists in the jurisdiction and so this is access to a new service for these households.
- **Number of persons assisted with improved access to a service.** \_\_\_\_\_

Improved access to a service is when a service was offered, but the public service activity allowed the grantee to expand the service, in terms of size, capacity, or location. For instance, assume that an existing 'Meals on Wheels' program only provided lunch and the expanded services provides lunch and dinner service. For these elderly households, this would constitute improved access. If a grantee is re-funding an on-going program, the improved access indicator is generally used.

- **Number of persons who now receive a service or benefit that is no longer substandard** \_\_\_\_\_  
(For those who receive **Facility Improvement** funding - ONLY)

**Year to date TOTAL number of clients assisted** 68

**5. If the total number of clients assisted was less than anticipated or if a different population was served, please explain (i.e., more very low income people applied to the program than anticipated).** N/A

**III. Performance Measurement Reporting:** (please select the best Objective and Outcome based on the type of activity and its purpose)

### **OBJECTIVES**

There are three objectives that originate from the statutory purposes of the formula grant program. Choose the best **OBJECTIVE** which represents your organizations objective.

#### **Creating a Suitable Living Environment (SL)**

In general, this objective relates to activities that are designed to benefit communities, families or individuals by addressing issues in their living environment.

#### XX **Provide Decent Affordable Housing (DH)**

The activities that typically emanate from this objective are designed to cover a wide range of housing possibilities under HOME, CDBG or ESG. This objective focuses on housing programs where the purpose of the program is to meet individual, family or community needs and not program where housing is an element of a larger effort (not captured under Creating a Suitable Living Environment).

#### **Creating Economic Opportunities (EO)**

This objective applies to the types of activities related to economic development, commercial revitalization and job creation.

### **OUTCOMES**

There are three outcomes that reflect what the CDP seeks to achieve by the funded activity. Choose the best **OUTCOME** which represents your organizations objective.

#### **Availability/Accessibility (1)**

This outcome category applies to activities which make services, infrastructure housing or shelters available or accessible to low-income people. In this category, accessibility does not only refer to physical barriers, but considers the affordability of the basic needs of daily life to low to moderate income people.

#### **Affordability (2)**

The outcome category applies to activities which provide affordability in a variety of ways in the lives of low and moderate income people. It can include but is not limited to the creation or maintenance of affordable housing, basic infrastructure hook-ups, or services such as transportation or day-care.

XX **Sustainability: Promoting Livable or Viable Communities (3)**

This outcome applies to projects where the activity or activities are aimed at improving a neighborhood by helping make it more livable or viable for principally low and moderate income people through multiple activities, or by providing services that sustain communities or sections or communities.

**IV. Housing Goals:** For the purpose of identification of annual goals, an assisted household is one that will receive benefits through the investment of Federal funds, either alone or in conjunction with the investment of other public or private funds.

**1. The annual housing completion goals.**

Annual Affordable Housing Goals	Annual Expected Number Completed	Resources used during the period (check box which applies to the funding used) <b>**Please note that this varies from year to year. The expected number of units completed depends on the availability of units, location and funding.</b>			
		CDBG	HOME	ESG	HOPWA
Homeless	N/A				
Non-Homeless	N/A				
Special Needs	N/A				
Total	N/A				
Annual Affordable Housing Goals		CDBG	HOME	ESG	HOPWA
Annual Rental Housing Goal	**				
Annual Owner Housing Goal	**				
Total	**				

Annual Affordable <u>Rental</u> Housing Goals	Annual Expected Number Completed	Resources used during the period (check box which applies to the funding used)			
		CDBG	HOME	ESG	HOPWA
Acquisition of existing units	N/A				
Production of new units	** 2		XX & Program Income		
Rehabilitation of existing units	** 1		Program Income		

Rental Assistance	N/A				
<b>Total Sec. 215 Rental Goals</b>	<b>**3</b>				

Annual Affordable Owner Housing Goals	Annual Expected Number Completed	Resources used during the period (check box which applies to the funding used) <b>**Please note that this varies from year to year. The expected number of units completed depends on the availability of units, location and funding.</b>			
		CDBG	HOME	ESG	HOPWA
Acquisition of existing units	N/A				
Production of new units	<b>**2</b>		XX & Program Income		
Rehabilitation of existing units	N/A				
Homebuyer Assistance	N/A				
<b>Total Sec. 215 Owner Goals</b>	<b>**2</b>				

2. Please provide a description of what, if any, barriers to affordable housing you've encountered. There are several impediments to providing affordable housing in our "primary building area". The Wyandanch School district continues to have issues that need to be corrected, funding vs. costs issues and the lack of waste water systems in our catchment area (issues with the Suffolk Dept. of Health).

3. Please explain actions used in 2016 to affirmatively further fair housing. WCDC service information may be obtained through the Town of Babylon Citizen's Services Department, Supervisor's Office and Assessor's Office. The TOB Community Development Program also provides service and contact information through various types of public documents, informational pamphlets and referrals. The organization's service and contact information may also be accessed through the NYS Homes & Community Renewal, the U.S. Dept. of Housing & Urban Development and the State of New York Banking Dept. websites and several additional communication systems. English and Spanish program pamphlets were distributed periodically in public places throughout the Babylon Township and WCDC Newsletters were dispensed. WCDC maintained the website

4. Please describe any impediments to fair housing choice's you may have encountered during 2016. N/A

5. Please describe the services offered (if applicable) regarding Rental Assistance for Low –Income Families: N/A
6. Please describe the specific Homeless Prevention Elements of your program (if applicable): N/A
7. Please describe the Continuum of Care Strategy your organization uses (if applicable). General information and referrals are available to anyone requiring such services.

FOR ALL PROGRAMS  
**RACE/ETHNIC BREAKDOWN**

HUD requires statistics on the race and ethnicity of persons who benefit from their funded programs. This data is extremely important and is used to determine future funding.

Example: If you had 15 white clients and 10 of the whites were Hispanic your report would look like:

<b>RACE</b>	<b>HISPANIC</b>
<u>15</u> WHITE	<u>10</u>

<b>RACE</b>	<b>HISPANIC</b>
<u>10</u> White	<u>4</u>
<u>58</u> BLACK/African American	<u>1</u>
<u>    </u> Asian	<u>    </u>
<u>    </u> American Indian/Alaskan Native	<u>    </u>
<u>    </u> Native Hawaiian/	<u>    </u>
<u>    </u> Other Pacific Islander	<u>    </u>
<u>    </u> American Indian/	<u>    </u>
<u>    </u> Alaskan Native & White	<u>    </u>
<u>    </u> Asian & White	<u>    </u>
<u>    </u> Black/African American & White	<u>    </u>
<u>    </u> American Indian/Alaskan Native	<u>    </u>
<u>    </u> and Black/African American	<u>    </u>
<u>    </u> Other multi-racial	<u>    </u>
<u>68</u> TOTAL	<u>5</u> TOTAL

**INCOME BREAKDOWN**

Please refer to the **2016** HUD Income Guidelines for Nassau and Suffolk Counties. Please provide a breakdown in **WHOLE** numbers not percent of total beneficiaries.

	<u>OWNER</u>	<u>RENTER</u>
Extremely Low Income (0%-30% Medium Family Income):	<u>0</u>	<u>50</u>
Low Income (31%-50% Median Family Income):	<u>0</u>	<u>16</u>
Low/Mod Income (51%-80% Median Family Income):	<u>0</u>	<u>2</u>
Median Income (81% and above Median Family Income)	<u>0</u>	<u>0</u>
<b>TOTALS:</b>	<u>0</u>	<u>68</u>

If you are unclear on the exact income level of your clients you may find the below chart to be helpful. Report the number of persons benefiting under the following income categories unless there is information to support reporting them under a different income category:

- Extremely low income
- Battered spouses – Low income
- Severely disabled adults - Low income
- Homeless persons - Extremely low income
- Illiterate adults - Low income
- Persons with AIDS - Low income
- Migrant farm workers - Low income
- Elderly - If assistance is to acquire, construct, convert, and/or rehabilitate a senior center or to pay for providing center-based senior services, report the beneficiaries as **moderate income**. (Facility Improvement funding recipient)