

Grantee: Nassau County, NY

Grant: B-08-UN-36-0101

April 1, 2009 thru June 30, 2009 Performance Report

Grant Number:

B-08-UN-36-0101

Grantee Name:

Nassau County, NY

Grant Amount:

\$7,767,916.00

Grant Status:

Active

QPR Contact:

Kevin Crean

Disasters:**Declaration Number**

NSP

Plan Description:**Recovery Needs:****Obligation Date:****Award Date:****Contract End Date:****Review by HUD:**

Reviewed and Approved

Overall**Total Projected Budget from All Sources****Total CDBG Program Funds Budgeted****Program Funds Drawdown****Obligated CDBG DR Funds****Expended CDBG DR Funds****Match Contributed****Program Income Received****Program Income Drawdown****This Report Period**

N/A

N/A

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

To Date

\$7,179,953.34

\$7,179,953.34

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$1,165,187.40	\$0.00
Limit on Admin/Planning	\$776,791.60	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

During the initial quarter of the Neighborhood Stabilization Program (NSP) the Nassau County OHIA has been working hard to implement the Program. OHIA issued a Request For Proposals (RFP) for developers interested in participating in the Program. Several organizations were selected to work in the HUD-designated target areas and regular bi-weekly conference calls between OHIA and its NSP partners were convened to discuss program requirements, procedures and progress. A meeting with the National Stabilization Trust was also held to take advantage of that organization's ability to identify abandoned and foreclosed properties in NSP-eligible areas and to work with the mortgage servicers on potential acquisitions. During the reporting period one NSP contract between Nassau County and Unified New Cassel Community Revitalization Corp (UNCCRC) was executed. UNCCRC will work in the New Cassel-Westbury target area and already identified a house at 898 Brushhollow Road, New Cassel that will be demolished and replaced with a house for an NSP-eligible homebuyer. Several contracts with other selected developers were at various stages of the approval process at the close of the reporting period.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NSP 34-02-02, Public Services- Homebuyer Counseling	\$0.00	\$0.00	\$0.00
NSP34-01, NSP OHIA Administration	\$0.00	\$0.00	\$0.00
NSP34-03, Acquisition and Rehabilitation of Foreclosed Properties	\$0.00	\$0.00	\$0.00
NSP34-04, Acquisition and Rehabilitation of Foreclosed Properties	\$0.00	\$0.00	\$0.00
NSP34-05, Demolition & Clearance of Foreclosed Properties	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number:	NSP34-01-01
Activity Title:	NC OHIA Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

NSP34-01

Project Title:

NSP OHIA Administration

Projected Start Date:

01/01/2009

Projected End Date:

12/31/2012

National Objective:

N/A

Responsible Organization:

Nassau County OHIA

Overall	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$776,791.00
Total CDBG Program Funds Budgeted	N/A	\$776,791.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Nassau County OHIA	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Nassau County Office of Housing and Intergovernmental Affairs (OHIA) will oversee the analysis of the impact of the foreclosure crisis on high-impacted areas in the consortium. The OHIA, in coordination with the Nassau County Office of Housing and Homeless Services (OHHS), will conduct a review of proposals solicited from the non-profit and for-profit development communities and financial institutions and award funds to selected activities. The agencies will provide oversight and monitoring of the activities, conduct required environmental reviews, procure contractors in some instances and provide technical assistance where necessary. OHIA will also be responsible for ensuring long-term compliance with the affordability requirements of the NSP Program.

Location Description:

40 Main Street, Hempstead, NY

Activity Progress Narrative:

Nassau County did not have an approved NSP Action Plan during the quarter so it was unable to process any funding draws. The Office worked during the quarter to issue a Request For Proposals (RFP) for developers interested in participating in the Program. Several organizations were selected to work in the HUD-designated target areas and regular weekly conference calls between OHIA and its NSP partners were convened to discuss program requirements, procedures and progress. A meeting with the National Stabilization Trust was also held to take advantage of that organization's ability to identify abandoned and foreclosed properties in NSP-eligible areas and to work with the mortgage servicers on potential acquisitions. During the reporting period one NSP contract with a non-profit Community Housing Development Organization (CHDO) that will work to acquire and redevelop properties in their community was executed. Several contracts with other selected developers were at various stages of the approval process at the close of the reporting period. Outreach to potential NSP homebuyers was also undertaken by the County which is a HUD-certified housing counseling agency.

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NSP34-03-05A

Activity Title: UNCCRC - 898 Brushhollow Rd., Westbury

Activity Category:

Construction of new replacement housing

Activity Status:

Under Way

Project Number:

NSP34-03

Project Title:

Acquisition and Rehabilitation of Foreclosed Properties for

Projected Start Date:

06/01/2009

Projected End Date:

06/01/2010

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Unified New Cassel Community Revitalization Corp.

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$101,318.49
Total CDBG Program Funds Budgeted	N/A	\$101,318.49
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Unified New Cassel Community Revitalization Corp.	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquisition, demolition and replacement of foreclosed property.

Location Description:

898 Brush Hollow Rd., Westbury, NY

Activity Progress Narrative:

Unified New Cassel Community Revitalization Corp. is a HUD-approved Community Housing Development Organization(CHDO) under the HOME Program. UNCCRC executed a contract with the Nassau County OHIA for NSP funding during the reporting period (6/23/2009) and participated in weekly conference calls with NC OHIA and other NSP partners to discuss program requirements, procedures and progress. NC OHIA also supplied UNCCRC with regular listings of REO properties located in NSP target areas. UNCCRC visited the sites and assessed the repair needs and marketability of the subject properties. The organization submitted an offer on one site that was accepted for 898 Brushhollow Rd., Westbury. The property was deemed to be structurally unsound. Additionally, the property had other issues related to local codes, including lack of certificates of occupancy and improper set-backs. UNCCRC met with the Town of North Hempstead to determine the allowable use of the property and confirmed that it could rebuild on the site after demolishing the existing structure. UNCCRC then began discussions with Habitat for Humanity to create a partnership that will result in the construction of a new house on the site. UNCCRC expects to close on the purchase of the house in early July 2009.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/1
# of Households benefitting	0	0	0	0/1	0/0	0/1

Activity Locations

Address	City	State	Zip
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Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NSP34-03-08

Activity Title: OMNI - Bedell/Terrace Redevelopment

Activity Category:

Construction of new replacement housing

Activity Status:

Planned

Project Number:

NSP34-03

Project Title:

Acquisition and Rehabilitation of Foreclosed Properties for

Projected Start Date:

09/01/2009

Projected End Date:

08/31/2011

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

OMNI NY

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$1,850,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,850,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
OMNI NY	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The activity allows for the purchase of abandoned and/or foreclosed upon multi-family structures and their rehabilitation, to meet residential rehabilitation guidelines and local building codes. This activity may be designated as a rental activity, homeownership activity or a combination of both. The redevelopment plan may include the demolition of several structures deemed to be unsuitable for rehabilitation.

Location Description:

OMNI NY will be focusing its efforts under the Nassau County Neighborhood Stabilization Program on an existing foreclosed multi-family property located at the intersection of Bedell and Terrace Avenues in a targeted census tract in Hempstead Village.

Activity Progress Narrative:

OMNI, New York LLC, is a private developer currently in contract to acquire and rehabilitate a foreclosed and partially abandoned, partially occupied 245 unit multifamily housing complex in Hempstead known as Bedell/Terrace Apartments. NC OHIA, knowing of the foreclosure status of this property, included it in our initial NSP Action Plan submission as a potential opportunity.

Bedell/Terrace Apartments consists of 15 buildings, some of which are subdivided with party walls. The NSP project will consist of the complete gut rehabilitation of 125 rental housing units which will be made affordable to households whose incomes do not exceed 50% of the Nassau-Suffolk AML as defined by HUD. The total development cost, expected to be approximately \$43 million, will need to be leveraged with State and Federal funds. NC OHIA met with the developer during the quarter and discussed the possible allocation of NSP funds to the redevelopment project. NC OHHS was also working to secure project-based Section 8 vouchers as a secure revenue source to improve the financial feasibility of the project. The developer is targeted to close on the purchase of the property in September 2009.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/125
# of Households benefitting	0	0	0	0/125	0/0	0/125

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NSP34-04-03A

Activity Title: NSPHDFC Housing Rehabilitation

Activity Category:

Acquisition - general

Project Number:

NSP34-04

Projected Start Date:

08/31/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation of Foreclosed Properties for

Projected End Date:

03/31/2010

Responsible Organization:

Nassau/Suffolk Housing Development Fund Corp.

Overall	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$700,000.00
Total CDBG Program Funds Budgeted	N/A	\$700,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Nassau/Suffolk Housing Development Fund Corp.	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The activity allows for the purchase of abandoned and/or foreclosed upon single-family or multi-family structures and their rehabilitation, if necessary, to meet residential rehabilitation guidelines and local building codes. This activity may be designated as a rental activity, homeownership activity or a combination of both. Nassau County intends to work with banks that have REO properties in targeted neighborhoods. Nassau County intends to review each targeted area mentioned above and review the list of foreclosures provided by the banks to determine whether the dwelling needs to be rehabilitated, demolished, or converted to meet the needs of the community.

Location Description:

The Nassau/Suffolk Partnership Housing Development Fund Corp. will be focusing its efforts under the Nassau County Neighborhood Stabilization Program in the target census tracts of Hempstead Village, West Hempstead, Uniondale and Elmont

Activity Progress Narrative:

The Nassau-Suffolk Partnership Housing Development Fund submitted a proposal to participate in the Nassau County Neighborhood Stabilization program in response to a Request For Proposals (RFP) issued by the Nassau County OHIA. Since its selection, NSHDFC has participated in bi weekly NSP conference calls with NC OHIA and other NSP partners to discuss program requirements, procedures, and progress. NC OHIA also disseminates REO property listings located in the target areas. This list is updated weekly. On May 8, 2009, a developer for Nassau-Suffolk Partnership Fund Corporation entered into a NSP bulk purchase agreement with Fannie Mae. The agreement was the first of its kind in the country.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/4
# of Households benefitting	0	0	0	0/0	0/4	0/4

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NSP34-04-04A

Activity Title: Community Housing Innovations

Activity Category:

Acquisition - general

Project Number:

NSP34-04

Projected Start Date:

08/01/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation of Foreclosed Properties for

Projected End Date:

07/31/2010

Responsible Organization:

Community Housing Innovations

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$650,000.00
Total CDBG Program Funds Budgeted	N/A	\$650,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Community Housing Innovations	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The activity allows for the purchase of abandoned and/or foreclosed upon single-family or multi-family structures and their rehabilitation, if necessary, to meet residential rehabilitation guidelines and local building codes. This activity may be designated as a rental activity, homeownership activity or a combination of both. Nassau County intends to work with banks that have REO properties in targeted neighborhoods. Nassau County intends to review each targeted area mentioned above and review the list of foreclosures provided by the banks to determine whether the dwelling needs to be rehabilitated, demolished, or converted to meet the needs of the community.

Location Description:

Community Housing Innovations, Inc. will be focusing its efforts under the Nassau County Neighborhood Stabilization Program in the target census tracts of Hempstead Village, West Hempstead, Uniondale and Elmont

Activity Progress Narrative:

Community Housing Innovations (CHI) submitted a proposal to participate in the Nassau County Neighborhood Stabilization program in response to a Request For Proposals (RFP) issued by the Nassau County OHIA. Since its selection, CHI has participated in bi weekly NSP conference calls with NC OHIA and other NSP partners to discuss program requirements, procedures, and progress. NC OHIA also disseminates REO property listings located in the target areas. This list is updated weekly.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/4
# of housing units	0	0	0	0/0	0/0	0/4
# of Households benefitting	0	0	0	0/2	0/2	0/4

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NSP34-04-06A

Activity Title: Community Development Corp. of Long Island

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

NSP34-04

Project Title:

Acquisition and Rehabilitation of Foreclosed Properties for

Projected Start Date:

08/01/2009

Projected End Date:

07/31/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

Community Development Corp. of Long Island

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$500,000.00
Total CDBG Program Funds Budgeted	N/A	\$500,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Community Development Corp. of Long Island	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The activity allows for the purchase of abandoned and/or foreclosed upon single-family or multi-family structures and their rehabilitation, if necessary, to meet residential rehabilitation guidelines and local building codes. This activity may be designated as a rental activity, homeownership activity or a combination of both. Nassau County intends to work with banks that have REO properties in targeted neighborhoods. Nassau County intends to review each targeted area mentioned above and review the list of foreclosures provided by the banks to determine whether the dwelling needs to be rehabilitated, demolished, or converted to meet the needs of the community.

Location Description:

The Community Development Corp. of Long Island will be focusing its efforts under the Nassau County Neighborhood Stabilization Program in the target census tracts in the Village of Freeport and in the hamlet of Roosevelt. The budget was increased to include the cost of the lead/asbestos inspections in the amount of \$3,555.00 for 98 Weberfield Ave. and \$2,977.50 for 83 Utz Street, both located in Freeport.

Activity Progress Narrative:

The Community Development Corporation of Long Island (CDC LI) submitted a proposal to participate in the Nassau County Neighborhood Stabilization program in response to a Request For Proposals (RFP) issued by the Nassau County OHIA. Since its selection, CDC LI has participated in bi weekly NSP conference calls with NC OHIA and other NSP partners to discuss program requirements, procedures, and progress. NC OHIA also disseminates REO property listings located in the target areas. This list is updated weekly.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/4
# of housing units	0	0	0	0/0	0/0	0/4
# of Households benefitting	0	0	0	0/0	0/4	0/4

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NSP34-04-07A

Activity Title: CRRG

Activity Category:

Acquisition - general

Project Number:

NSP34-04

Projected Start Date:

08/01/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation of Foreclosed Properties for

Projected End Date:

07/31/2010

Responsible Organization:

Community Rebuilders and Renovators Group, Inc.

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$301,274.00
Total CDBG Program Funds Budgeted	N/A	\$301,274.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Community Rebuilders and Renovators Group, Inc.	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The activity allows for the purchase of abandoned and/or foreclosed upon single-family or multi-family structures and their rehabilitation, if necessary, to meet residential rehabilitation guidelines and local building codes. This activity may be designated as a rental activity, homeownership activity or a combination of both. Nassau County intends to work with banks that have REO properties in targeted neighborhoods. Nassau County intends to review each targeted area mentioned above and review the list of foreclosures provided by the banks to determine whether the dwelling needs to be rehabilitated, demolished, or converted to meet the needs of the community.

Location Description:

The Community Rebuilders and Remodelers Group will be focusing its efforts under the Nassau County Neighborhood Stabilization Program in the targeted census tracts of Hempstead Village, West Hempstead, Uniondale and Freeport.

Activity Progress Narrative:

Community Rebuilders and Renovators Group Inc. submitted a proposal to participate in the Nassau County Neighborhood Stabilization program in response to a Request For Proposals (RFP) issued by the Nassau County OHIA. Since its selection, CRRG has participated in bi weekly NSP conference calls with NC OHIA and other NSP partners to discuss program requirements, procedures, and progress. NC OHIA also disseminates REO property listings located in the target areas. This list is updated weekly.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/3
# of housing units	0	0	0	0/0	0/0	0/3
# of Households benefitting	0	0	0	0/0	0/3	0/3

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources
