

Grantee: Nassau County, NY

Grant: B-08-UN-36-0101

October 1, 2009 thru December 31, 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:

Jennifer Waters

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

\$358,320.00

\$0.00

\$0.00

To Date

\$7,179,953.34

\$7,179,953.34

\$0.00

\$0.00

\$91,796.00

\$358,320.00

\$0.00

\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	3.571%
Minimum Non-Federal Match	\$0.00	\$358,320.00
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:

The QPR was delayed due to the Action Plan being modified to include DS Real Estate Development LLC, a for profit developer (contract executed with OHIA during this reporting period), leveraging NSP funds for acquisition with private dollars and Unified New Cassel Community Revitalization Corporation, a not for profit organization in which NSP funds were used for acquisition of four (4) REO properties. leveraged using HOME funds.

During this quarter of the Neighborhood Stabilization Program (NSP), the Nassau County OHIA has made significant strides toward the full implementation of the Program. Bi-weekly conference calls between OHIA and its NSP partners continued that covered program requirements, procedures and progress. OHIA also supplied each of its selected developer partners with weekly listings of REO properties located in NSP target areas from the Neighborhood Community Stabilization Trust.

OHIA rehabilitation inspectors perform initial inspections of identified properties where they assess the rehab needs and marketability of the subject properties. These details are shared with the developer partners who perform their own analyses and determine whether to make a purchase offer for the individual houses. During the reporting period, a number of purchase offers were made and were accepted and moving toward closing.

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	\$776,791.00	\$0.00
NSP34-03, Acquisition and Rehabilitation of Foreclosed Properties	\$0.00	\$1,941,979.00	\$0.00
NSP34-04, Acquisition and Rehabilitation of Foreclosed Properties	\$0.00	\$4,867,328.00	\$0.00
NSP34-05, Demolition & Clearance of Foreclosed Properties	\$0.00	\$181,818.00	\$0.00

Activities

Grantee Activity Number:	NSP-34-04-05A
Activity Title:	UNCCRC

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:

Unified New Cassel Community Revitalization Corp.

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$408,851.75
Total CDBG Program Funds Budgeted	N/A	\$408,851.75
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$358,320.00	\$358,320.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Location Description:

898 Brush Hollow, New Cassel- Parnterhip with Habitat for Humanity in Nassau County (new construction). 28 Arlington, and 37 Maplewood Drive, both in New Cassel, UNCCRC will partner with Youthbuild (United Way LI) for the rehab. UNCCRC also acquired 272 Brook Street and 221 Hopper street, both in New Cassel.

Activity Progress Narrative:

Unified New Cassel Community Revitalization Corp (UNCCRC) participates in bi weekly NSP conference calls with NC OHIA and other NSP partners to discuss program requirements, procedures, and progress. NC OHIA partners with the Neighborhood Community Stabilization Trust and disseminates REO property listings located in the target areas weekly. In November 2009, UNCCRC closed on three (3) REO properties in New Cassel, Westbury, of 272 Brook Street (\$124,019 of NSP funds for acquisition), and two of which UNCCRC will partner with United Way for the rehabilitation, 28 Arlington (\$61,700 of NSP funds for acquisition) and 37 Maplewood Avenue (\$58,320 of NSP funds for acquisition). Additionally, in November 2009, UNCCRC entered into contract to acquire 221 Hooper located in New Cassel, Westbury using \$112,314 of NSP funds, which is scheduled to close in January 2010. Funding for all four NSP properties are leveraged using HOME funds (\$358,320.00).

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	4	0/0	0/0	4/5

# of housing units	0	0	4	0/0	0/0	4/5
# of Households benefitting	0	0	4	0/1	0/4	4/5

Activity Locations

Address	City	State	Zip
272 Brook Street	New Cassel	NA	11590
221 Hopper Street	New Cassel	NA	11590
37 Maplewood Drive	New Cassel	NA	11590
28 Arlington Street	New Cassel	NA	11590

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: NSP-34-04-09A

Activity Title: DS Real Estate Development LLC

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:

DS Real Estate Development LLC

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$250,800.00
Total CDBG Program Funds Budgeted	N/A	\$250,800.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$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:

Location Description:

DS Real Estate Development acquired 29 Van Cott and 29 Parsons in Hempstead. NSP funds were used to acquire the property as well as private funds.

Activity Progress Narrative:

DS Real Estate Development LLC executed contract with Nassau County OHIA for NSP funding during the reporting period (11/05/2009) and participates in bi weekly NSP conference calls with NC OHIA and other NSP partners to discuss program requirements, procedures, and progress. DS Real Estate Development LLC is a for profit developer that is using private funding for leveraging of the NSP funds. NC OHIA partners with the Neighborhood Community Stabilization Trust and disseminates REO property listings located in the target areas weekly. In November 2009, DS Real Estate Development LLC entered into contracts to acquire two (2) REO properties, 29 Parson Drive (\$111,000) and 29 Van Cott (\$139,000) Avenue, both located in Hempstead. The closings are scheduled for the first week in January 2010 and NSP funds will be leveraged with private dollars for acquisition.

Performance Measures

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

Activity Locations

Address **City** **State** **Zip**

29 Parsons Dr.	Hempstead	NA	11550
29 Van Cott Ave.	Hempstead	NA	11550

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

Project Number:

NSP34-03

Projected Start Date:

06/01/2009

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation of Foreclosed Properties for

Projected End Date:

06/01/2010

Responsible Organization:

Unified New Cassel Community Revitalization Corp.

Overall

Oct 1 thru Dec 31, 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

\$91,796.00

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:

Performance Measures

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

Activity Locations

Address

898 Brush Hollow Rd

City

New Cassel

State

NA

Zip

11590

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

Oct 1 thru Dec 31, 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
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:

Nassau/ Suffolk Partnership Housing Development Fund participates in bi weekly NSP conference calls with NC OHIA and other NSP partners to discuss program requirements, procedures, and progress. Nassau/ Suffolk Partnership Housing Development Fund are using private funding from a developer for leveraging of the NSP funds. NC OHIA partners with the Neighborhood Community Stabilization Trust and disseminates REO property listings located in the target areas weekly.

Nassau/ Suffolk Partnership Housing Development Fund identified a neighborhood in the Village of Hempstead, Maple Avenue, to concentrate on the foreclosure crisis and began task force, Parkside Revitalization Committee that consist of the Deputy Mayor, Village of Hempstead; a not for profit, Greater Hempstead Community Development Corporation; private developer; and Nassau County OHIA staff. The committee meets once a month to discuss the revitalization of Maple Avenue and to identify homes that are foreclosed as well as vacant parcels in the area. In November 2009, the developer closed on two REO

properties using NSP funds for acquisition, 36 Maple Avenue (\$80,669 of NSP funds) and 3 Seabury Street in Hempstead (\$121,500 of NSP funds). Additionally, NSP funds in the amount of \$144,500 were used for acquisition for 18 Searing Street in Hempstead.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	3	0/0	0/0	3/4
# of Households benefitting	0	0	0	0/0	0/4	0/4

Activity Locations

Address	City	State	Zip
18 Searing Street	Hempstead	NA	11590
36 Maple Avenue	Hempstead	NA	11550
3 Seabury Street	Hempstead	NA	11590

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	Oct 1 thru Dec 31, 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 Innovation (CHI) participates in bi weekly NSP conference calls with NC OHIA and other NSP partners to discuss program requirements, procedures, and progress. NC OHIA partners with the Neighborhood Community Stabilization Trust and disseminates REO property listings located in the target areas weekly. In December 2009, CHI entered into contracts with 4 REO properties, 1012 Harding Street, Uniondale; 130 Windsor Parkway, Hempstead; 215 Perry Street, Hempstead; and 15 Lancaster Place, Hempstead. The closings are scheduled for February 2010.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	4	0/0	0/0	4/4
# 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

Address	City	State	Zip
215 Perry Street	Hempstead	NA	11550
15 Lancaster Place	Hempstead	NA	11550
130 Windsor Parkway	Hempstead	NA	11550
1012 Harding	Unidondale	NA	11553

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

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 Development Corp. of Long Island

Overall

Oct 1 thru Dec 31, 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
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:

Community Development Corporation of Long Island (CDCLI) participates in bi weekly NSP conference calls with NC OHIA and other NSP partners to discuss program requirements, procedures, and progress. NC OHIA partners with the Neighborhood Community Stabilization Trust and disseminates REO property listings located in the target areas weekly. In December 2010, CDCLI entered into contract to acquire an REO property located at 98 Weberfield, Freeport. The closing is scheduled at the end of January 2010 and NSP funds will be used for acquisition and rehabilitation.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/4
# 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

Address	City	State	Zip
98 Weberfield	Freeport	NA	11520

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	Oct 1 thru Dec 31, 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. participates in bi weekly NSP conference calls with NC OHIA and other NSP partners to discuss program requirements, procedures, and progress. NC OHIA partners with the Neighborhood Community Stabilization Trust and disseminates REO property listings located in the target areas weekly. In November 2009, Community Rebuilders and Renovators Group Inc. closed on 31 Lincoln Avenue, Freeport, of which \$200,000 of NSP funds were used for the acquisition. In September 2009, a public notice was placed to expand the Freeport's census tracts to include 4143.01, 4142.01, 4144.00, and 4141.00.

Please note that 49 Cumberland Roosevelt and 216 Perry Street in Hempstead closed last quarter (9/14/09), however, expenses occurred for both properties during this reporting period. 49 Cumberland, Roosevelt (\$4,023.00 of NSP funds were used for closing costs) and 216 Perry Street, Hempstead (\$42,306.40 of NSP funds for rehab).

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
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Activity Locations

Address	City	State	Zip
31 Lincoln Avenue	Freeport	NA	11520
216 Perry Street	Hempstead	NA	11550
49 Cumberland Ave	Roosevelt	NA	11575

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: NSP34-04-10A

Activity Title: CRCDC

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:

08/31/2010

Responsible Organization:

Curtis Riley Community Development Corp.

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources

N/A

\$156,295.45

Total CDBG Program Funds Budgeted

N/A

\$156,295.45

Program Funds Drawdown

\$0.00

\$0.00

Obligated CDBG DR Funds

\$0.00

\$0.00

Expended CDBG DR Funds

\$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 rehabilitate them, 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 Curtis Riley Community Development Corp. will be focusing its efforts under the Nassau County Neighborhood Stabilization Program in the target census tracts of Hempstead Village.

Activity Progress Narrative:

Curtis Riley Community Development Corporation participates in bi weekly NSP conference calls with NC OHIA and other NSP partners to discuss program requirements, procedures, and progress. NC OHIA partners with the Neighborhood Community Stabilization Trust and disseminates REO property listings located in the target areas weekly. On December 30, 2009, Curtis Riley Community Development Corporation closed on an REO property located at 146 Amherst Street, Hempstead New York. A total of \$150,000 of NSP funds were used for the acquisition and an estimated \$31,000 of NSP funds will be used for the rehabilitation.

Performance Measures

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

Activity Locations

Address	City	State	Zip
146 Amherst Avenue	Hempstead	NA	11550

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	
