

Action Plan

Grantee: Bergen County, NJ

Grant: B-08-UN-34-0101

LOCCS Authorized Amount:	\$ 2,065,776.54
Grant Award Amount:	\$ 2,065,776.54
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 0.00
Total Budget:	\$ 2,065,776.54

Funding Sources

Funding Source	Funding Type
McKinney Vento	Other Federal Funds
Neighborhood Stabilization Pgm	Other Federal Funds

Narratives

Areas of Greatest Need:

Distribution and and Uses of Funds:

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
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01-2009-ACQFTH	American Dream Homeownership	Amdrm-Jomy	First Time Homebuyer Acquisition - Jomy
		AMDRM-Maginn	First time Homebuyer-Maginn
		American Dream	American Dream
02-2009-SFREHAB	Housing Rehabilitation	NSP-Vantage-Rehab	Rehab of 354 Shephard Avenue
03-2009-ACQCOC	Acquisition for Continuum of Care	nsp-chip-01	Berry Street Acquisition
		nsp-chip-02	High Street Acquisition
		nsp-seed-02	Farnham Avenue Acquisition
		nsp-seed-g-01	SEED-Garfield
		nsp-vantage-01	Shepard Avenue Acquisition
06-2009-ADMIN	Administrative Costs	210-460-739-42-31	NSP Program Admin
9999	Restricted Balance	<i>No activities in this project</i>	



Activities

Project # / Title: 01-2009-ACQFTH / American Dream Homeownership

Grantee Activity Number: Amdrm-Jomy
Activity Title: First Time Homebuyer Acquisition - Jomy

Activity Type:
Homeownership Assistance to low- and moderate-income

Project Number:
01-2009-ACQFTH

Projected Start Date:
11/18/2009

Project Draw Block by HUD:
Not Blocked

Activity Draw Block by HUD:
Not Blocked

Block Drawdown By Grantee:
Not Blocked

National Objective:
LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:
Completed

Project Title:
American Dream Homeownership

Projected End Date:
12/30/2009

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 65,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 65,000.00

Total Funds: \$ 130,000.00

Benefit Report Type:
Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Housing Units	1

Activity is being carried out by Grantee:
No

Activity is being carried out through:

Organization carrying out Activity:
Bergen County Community Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
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Bergen County Community Development

Unknown

\$ 65,000.00

Funding Source Name

Matching Funds

Funding Amount

Neighborhood Stabilization Pgm

No

\$ 65,000.00

Location Description:

30 Anderson Avenue, Bergenfield, NJ 07621

Activity Description:

Zero percent, soft second mortgage provided to qualified, low income, first time homebuyer

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: AMDRM-Maginn
Activity Title: First time Homebuyer-Maginn

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

01-2009-ACQFTH

Projected Start Date:

01/26/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

American Dream Homeownership

Projected End Date:

02/26/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 65,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 65,000.00

Total Funds: \$ 130,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

of Households

Total	Low	Mod	Low/Mod%
1	1		100.00
1	1		100.00

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Bergen County Community Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Bergen County Community Development

Organization Type

Unknown

Proposed Budget

\$ 65,000.00

Funding Source Name

Neighborhood Stabilization Pgm

Matching Funds

No

Funding Amount

\$ 65,000.00

Location Description:

684 Plum Terrace, Mahwah, NJ 07430



Activity Description:

Deferred, zero percent soft second mortgage for income qualified first time homebuyers.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: American Dream
Activity Title: American Dream

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

01-2009-ACQFTH

Projected Start Date:

02/05/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

American Dream Homeownership

Projected End Date:

09/30/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 330,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 330,000.00

Total Funds: \$ 660,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	4	2	2	100.00
# of Households	4	2	2	100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total

4

4

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Bergen County Community Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Bergen County Community Development

Organization Type

Unknown

Proposed Budget

\$ 330,000.00

Funding Source Name

Neighborhood Stabilization Pgm

Matching Funds

Yes

Funding Amount

\$ 330,000.00



Location Description:

12 Coriander Way, Englewood, NJ 07631
99 Semel Avenue, Garfield NJ 07026
5 Blueridge Road, Lodi, NJ 07644
44 South main Street, Lodi, NJ 07644

Activity Description:

American Dream Program: Zero interest, deferred, soft second mortgage for qualified low income, first time homebuyers.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: 02-2009-SFREHAB / Housing Rehabilitation

Grantee Activity Number: NSP-Vantage-Rehab
Activity Title: Rehab of 354 Shephard Avenue

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

02-2009-SFREHAB

Projected Start Date:

11/20/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

Housing Rehabilitation

Projected End Date:

02/28/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 61,500.00
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 61,500.00
Total Funds: \$ 123,000.00

Benefit Report Type:

Direct (Households)



Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	4	4		100.00
# of Households	4	4		100.00

Proposed Accomplishments	Total
# of Multifamily Units	4
# of Housing Units	4
# ELI Households (0-30% AMI)	
# of Properties	1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Vantage Health System

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Vantage Health System	Unknown	\$ 61,500.00

Funding Source Name	Matching Funds	Funding Amount
Neighborhood Stabilization Pgm	No	\$ 61,500.00

Location Description:

354 Shephard Avenue
Englewood, NJ 07631

Activity Description:

Rehabilitation of a foreclosed property acquired through NSP program, improvements include new bathroom and kitchen.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: 03-2009-ACQCOC / Acquisition for Continuum of Care

Grantee Activity Number: nsp-chip-01



Activity Title: Berry Street Acquisition

Activity Type:

Acquisition - general

Project Number:

03-2009-ACQCOC

Projected Start Date:

08/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

Acquisition for Continuum of Care Initiative

Projected End Date:

09/30/2009

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 280,578.46

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 280,578.46

Total Funds: \$ 561,156.92

Benefit Report Type:

NA

Proposed Accomplishments

of Housing Units

of Properties

Total

6

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Community Housing In Partnership (CHIP)

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Community Housing In Partnership (CHIP)

Organization Type

Unknown

Proposed Budget

\$ 236,500.00

Funding Source Name

Neighborhood Stabilization Pgm

Matching Funds

No

Funding Amount

\$ 280,578.46

Location Description:

198 Berry Street, Hackensack, NJ 07601



Activity Description:

Purchase of residential property as part of CHIP Continuum of Care initiative of providing affordable housing to 6 very low income individuals.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: nsp-chip-02
Activity Title: High Street Acquisition

Activity Type:

Acquisition - general

Project Number:

03-2009-ACQCOC

Projected Start Date:

09/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

Acquisition for Continuum of Care Initiative

Projected End Date:

10/31/2009

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 305,171.54

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 305,171.54

Total Funds: \$ 610,343.08

Benefit Report Type:

NA

Proposed Accomplishments

of Housing Units

of Properties

Total

6

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Community Housing In Partnership (CHIP)

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Community Housing In Partnership (CHIP)

Organization Type

Unknown

Proposed Budget

\$ 305,171.54

Funding Source Name

Neighborhood Stabilization Pgm

Matching Funds

No

Funding Amount

\$ 305,171.54

Location Description:

179 High Street, Hackensack, NJ 07601



Activity Description:

Purchase of residential building as part of CHIP Continuum of Care initiative of providing affordable housing for 6 very low income individuals.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: nsp-seed-02
Activity Title: Farnham Avenue Acquisition

Activity Type:

Acquisition - general

Project Number:

03-2009-ACQCOC

Projected Start Date:

04/01/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

Acquisition for Continuum of Care Initiative

Projected End Date:

04/30/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 220,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 342,079.00

Total Funds: \$ 562,079.00

Benefit Report Type:

Direct (Person)

Proposed Beneficiaries

of Persons

Total	Low	Mod	Low/Mod%
2	2		100.00

Proposed Accomplishments

of Multifamily Units

of Housing Units

of Properties

Total

2

2

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

SEED Corporation

Proposed budgets for organizations carrying out Activity:

Responsible Organization

SEED Corporation

Organization Type

Unknown

Proposed Budget

\$ 220,000.00

Funding Source Name

McKinney Vento

Neighborhood Stabilization Pgm

Matching Funds

No

No

Funding Amount

\$ 122,079.00

\$ 220,000.00



Location Description:

11 Farnham Avenue, Garfield

Activity Description:

Purchase of two family house to provide housing for homeless individuals. Purchase of bank owned 2 family home that will house 2 homeless individuals who will now have access to affordable rent.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: nsp-seed-g-01
Activity Title: SEED-Garfield

Activity Type:

Acquisition - general

Project Number:

03-2009-ACQCOC

Projected Start Date:

07/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

Acquisition for Continuum of Care Initiative

Projected End Date:

07/10/2009

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 226,926.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 503,279.00

Total Funds: \$ 730,205.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	2	2		100.00
# of Households	2	2		100.00
# of Permanent Jobs Created				0.0

Proposed Accomplishments

	Total
# of Multifamily Units	2
# of Housing Units	2
Total acquisition compensation to owners	226926
# of Parcels acquired voluntarily	1
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of buildings (non-residential)	1
# of Properties	1



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

SEED Corporation

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
SEED Corporation	Unknown	\$ 226,926.00
Funding Source Name	Matching Funds	Funding Amount
McKinney Vento	No	\$ 276,353.00
Neighborhood Stabilization Pgm	No	\$ 226,926.00

Location Description:

11 Bloomingdale Avenue, Garfield New Jersey

Activity Description:

Acquisition of 2 family house - for formerly homeless individuals. Acquisition of bank owned building consisting of 2 2-bedroom units that will house 4 homeless individuals that will now have access to affordable rent.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: nsp-vantage-01
Activity Title: Shepard Avenue Acquisition

Activity Type:

Acquisition - general

Project Number:

03-2009-ACQCOC

Projected Start Date:

08/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

Acquisition for Continuum of Care Initiative

Projected End Date:

09/30/2009

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 302,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 302,000.00

Total Funds: \$ 604,000.00

Benefit Report Type:

Direct (Person)

Proposed Beneficiaries

of Persons

Total	Low	Mod	Low/Mod%
4	4		100.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

4

4

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Vantage Health System

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Vantage Health System

Organization Type

Unknown

Proposed Budget

\$ 302,000.00

Funding Source Name

Neighborhood Stabilization Pgm

Matching Funds

No

Funding Amount

\$ 302,000.00



Location Description:

354 Shepard Avenue, Englewood, NJ 07631

Activity Description:

Purchase of a residential home to provide supportive affordable housing to a maximum of four Low income individuals. The rooms are for special needs adults, veterans, homeless or income eligible families.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: 06-2009-ADMIN / Administrative Costs

Grantee Activity Number: 210-460-739-42-31
Activity Title: NSP Program Admin

Activity Type:

Administration

Project Number:

06-2009-ADMIN

Projected Start Date:

11/19/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Activity Status:

Completed

Project Title:

Administrative Costs

Projected End Date:

11/19/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 209,600.54

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 209,600.54

Total Funds: \$ 419,201.08

Benefit Report Type:

NA



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Bergen County Community Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Bergen County Community Development

Organization Type

Unknown

Proposed Budget

\$ 200,000.00

Funding Source Name

Neighborhood Stabilization Pgm

Matching Funds

No

Funding Amount

\$ 209,600.54

Location Description:

One Bergen Plaza, Hackensack NJ 07601

Activity Description:

Program Administration costs

Environmental Assessment: EXEMPT

Environmental Reviews: None

Action Plan Comments:

Action Plan History

Version

Date



B-08-UN-34-0101 AP#1	07/29/2010
B-08-UN-34-0101 AP#2	02/01/2011
B-08-UN-34-0101 AP#3	03/14/2013
B-08-UN-34-0101 AP#4	11/22/2017

