

# Action Plan

**Grantee:** New York City, NY

**Grant:** B-08-MN-36-0103

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<b>LOCCS Authorized Amount:</b>	\$ 24,257,740.00
<b>Grant Award Amount:</b>	\$ 24,257,740.00
<b>Status:</b>	Reviewed and Approved
<b>Estimated PI/RL Funds:</b>	\$ 99,908.23
<b>Total Budget:</b>	\$ 24,357,648.23

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## Funding Sources

**No Funding Sources Found**

## Narratives

### Areas of Greatest Need:

The New York City Neighborhood Stabilization Home Ownership Program will use NSP funds to acquire and rehabilitate foreclosed and abandoned residential properties. The program may also establish financing mechanisms for the purchase and redevelopment of foreclosed and abandoned residential properties. These types of activities are CDBG eligible under 570.201(a) (b) and (d) and 570.202 for NSP eligible use a, b, d, and e. All units assisted will be occupied by households meeting the definitions of low, moderate and middle income as defined in the Housing and Economic Recovery Act of 2008. Funds will be available for households with incomes up to 120% of median income adjusted for household size, currently \$92,160 for a family of 4. The activities funded through NSP will be targeted to areas exhibiting the greatest needs. The areas targeted for assistance are primarily lower income communities experiencing a high number of foreclosed and abandoned properties and based on HUD data are ranked as areas with high foreclosure risk scores and highest percentage of high cost loan rates associated with sub prime lending. The communities of Jamaica, Bellerose/Rosedale, North Shore, Howard Beach/South Ozone Park, Kew Gardens/Woodhaven, Rockaways, South Shore, Bedford Stuyvesant, Jackson Heights, Williamsbridge/Baychester, East New York/Starrett City, Flatlands/Canarsie, Mid-Island, East Flatbush, Hillcrest/Fresh Meadows, Flushing/Whitestone, Soundview/Parkchester, Middle Village/Ridegwood, Bushwick, and Morrisania/East Tremont have been designated as areas of greatest need.

### Distribution and Uses of Funds:

This approach will have several benefits. By targeting funds to specific communities, there will be a greater impact on the neighborhood and funds will be directed to communities where it is needed the most. Another expected benefit is that housing that is safe and decent will be made available to low, moderate and middle income households. To address the housing conditions, New York City will work with a non-profit and for profit housing developers to acquire vacant and/or foreclosed 1-4 and multifamily properties, rehabilitate the homes/buildings and sell or rent the homes to eligible low, moderate and middle income households.

### Definitions and Descriptions:

### Low Income Targeting:



**Acquisition and Relocation:**

**Public Comment:**

## Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
001-002	Neighborhood Homes	Own Aban - 002	Neighborhood Homes
3	Homebuyer Assistance Loans	Homebuyer Assistance	NSP1 Homebuyer Assistance
9999	Restricted Balance	<i>No activities in this project</i>	
ADMIN - 001	ADMIN	ADMIN - 001	Administration
Own Aban - 001	Owner-Abandoned Multifamily	Own Aban - 001	7A-1514 DeKalb Ave.
		Own Aban - 003	170 Grattan St. 7A
		Own Aban - 004	Ocelot
		Vacant Prop - 001	Vacant Site Redevelopment: Cypress Village - LH25
		Vacant Prop - 003	Vacant Site Redevelopment: 1070 Washington - LH25
REO - 001	Real Estate Owned (REO) Strategy	REO - 001	Real Estate Owned (REO) Strategy-Loan Loss Reserve
		REO - 002	Real Estate Owned (REO) - Rehab.



# Activities

**Project # / Title:** 001-002 / Neighborhood Homes

**Grantee Activity Number:** Own Aban - 002  
**Activity Title:** Neighborhood Homes

**Activity Type:**

Acquisition - general

**Project Number:**

001-002

**Projected Start Date:**

08/16/2010

**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.

**Environmental Assessment:**

COMPLETED

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Completed

**Project Title:**

Neighborhood Homes

**Projected End Date:**

11/01/2010

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 818,544.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 818,544.00

**Proposed Beneficiaries**

# Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	5	5		100.00
# of Households	5	5		100.00

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

# of Parcels acquired by admin settlement

# of Parcels acquired by condemnation

# of buildings (non-residential)

# of Properties

**Total**

5

5

3



**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

NYCHPD

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
NYCHPD	Unknown	\$ 818,544.00

**Location Description:**

This project consists of two clusters of properties developed through HPD’s Neighborhood Homes Program in the Brownsville/Ocean Hill area of Brooklyn, NY.

**Activity Description:**

This project consists of two clusters of properties developed through HPD’s Neighborhood Homes Program in the Brownsville/Ocean Hill area of Brooklyn, NY. Though they had originally been intended to be sold to homebuyers, the developer has not been able to sell the majority of the units. Consequently, the developer is delinquent by more than 180 days on the construction loan and potentially heading toward foreclosure. In order to put these units back into productive use, a Housing Development Fund Corporation (HDFC) will purchase the properties and pay the delinquent construction loan with a new mortgage and NSP subsidy. All apartments will be rented to income-qualified renters at 50% AMI. This project is associated with an activity noted in the NSP2 action plan called 04a - Dean Atlantic - LH25. For purposes of clarity, we have separated the reporting of beneficiaries assisted by both activities to avoid double counting. There are 12 total units of rental housing that has been assisted by NSP funds, in 7 buildings. 3 buildings with 5 assisted units are reported under the NSP1 activity, and 4 buildings with 7 assisted units are reported under the NSP2 activity.

**Project # / Title: 3 / Homebuyer Assistance Loans**

<b>Grantee Activity Number:</b>	<b>Homebuyer Assistance</b>
<b>Activity Title:</b>	<b>NSP1 Homebuyer Assistance</b>

**Activity Type:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

3

**Projected Start Date:**

08/19/2013

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Activity Status:**

Under Way

**Project Title:**

Homebuyer Assistance Loans

**Projected End Date:**

08/19/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Block Drawdown By Grantee:**

Not Blocked

**Total Budget:** \$ 50,000.00

**National Objective:**

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

**Most Impacted and Distressed Budget:** \$ 0.00

**Environmental Assessment:**

COMPLETED

**Other Funds:** \$ 0.00

**Total Funds:** \$ 50,000.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

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

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

1

# of Housing Units

1

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

NYCHPD

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

NYCHPD

**Organization Type**

Unknown

**Proposed Budget**

\$ 50,000.00

**Location Description:**

We are planning to fund 1 homebuyer assistance loan in an NSP1 area of greatest need. This is the same geography as was used to define the eligible area for the NSP1 funded REO program. We anticipate that this loan will assist an eligible property at 663 Blake Ave., in Kings County, New York.

**Activity Description:**

We are planning to fund 1 homebuyer assistance loan to an income eligible household who is acquiring a vacant property in an eligible geography. The property has been vacant since it was constructed in 2008. The NSP1 assistance, which is possible because program income has allowed for expenditure of funds above 100% of the original grant amount, will allow the property to be acquired by an LMMI household with a supportable first mortgage.



**Project # / Title: ADMIN - 001 / ADMIN**

**Grantee Activity Number:** ADMIN - 001  
**Activity Title:** Administration

**Activity Type:**

Administration

**Project Number:**

ADMIN - 001

**Projected Start Date:**

03/20/2009

**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)

**Environmental Assessment:**

**Benefit Report Type:**

NA

**Activity Status:**

Under Way

**Project Title:**

ADMIN

**Projected End Date:**

03/20/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 521,100.25

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 521,100.25

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

NYCHPD

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

NYCHPD

**Organization Type**

Unknown

**Proposed Budget**

\$ 521,100.00

**Location Description:**

**Activity Description:**



**Project # / Title: Own Aban - 001 / Owner-Abandoned Multifamily Property**

**Grantee Activity Number:** Own Aban - 001  
**Activity Title:** 7A-1514 DeKalb Ave.

**Activity Type:**

Acquisition - general

**Project Number:**

Own Aban - 001

**Projected Start Date:**

11/05/2009

**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.

**Environmental Assessment:**

COMPLETED

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Completed

**Project Title:**

Owner-Abandoned Multifamily Property

**Projected End Date:**

11/13/2009

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 215,334.68

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 215,334.68

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Renter Households	6	6		100.00
# of Households	6	6		100.00
# of Permanent Jobs Created				0.0

**Proposed Accomplishments**

	<b>Total</b>
# of Multifamily Units	6
# of Housing Units	6
Total acquisition compensation to owners	
# of Parcels acquired voluntarily	1
# of Parcels acquired by admin settlement	



# of Parcels acquired by condemnation

# of buildings (non-residential)

# of Properties

1

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

NYCHPD

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

NYCHPD

**Organization Type**

Unknown

**Proposed Budget**

\$ 215,334.68

**Location Description:**

1514 Dekalb Avenue, Brooklyn, NY  
Block 3247, Lot 27

**Activity Description:**

This building had been foreclosed upon by the bank and appointed a 7a administrator, Realty, LLC. The administrator requested for NSP I funds to fund the acquisition of 1514 Dekalb Ave.

**Grantee Activity Number:** Own Aban - 003  
**Activity Title:** 170 Grattan St. 7A

**Activity Type:**

Acquisition - general

**Project Number:**

Own Aban - 001

**Projected Start Date:**

11/01/2010

**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.

**Environmental Assessment:**

UNDERWAY

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Cancelled

**Project Title:**

Owner-Abandoned Multifamily Property

**Projected End Date:**

11/01/2011

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 0.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 0.00

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Renter Households	7	7		100.00
# of Households	7	7		100.00
# of Permanent Jobs Created				0.0

**Proposed Accomplishments**

	<b>Total</b>
# of Multifamily Units	7
# of Housing Units	7
# of Parcels acquired voluntarily	1
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of buildings (non-residential)	
# of Properties	1



**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Brooklyn Neighborhood HDFC

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
Brooklyn Neighborhood HDFC	Unknown	\$ 345,931.25
NYCHPD	Unknown	\$ 0.00

**Location Description:**

140 Grattan Street is an occupied 8-unit multifamily property located in Brooklyn, NY Community Board #1.

**Activity Description:**

On November 16, On November 16, 2010 HPD received a "Notice of Noncompliance of Obligation" letter the HUD field office. The Grattan St project was found to be ineligible for obligation compliance because the foreclosure auction had yet to occur. As a cure, HPD suggested obligating the funds originally dedicated to the Grattan St project for the Cypress Village project, which was already an approved NSP I activity. HUD responded affirmatively to this suggested course of action and the \$345,931.25 that was intended for Grattan St will be used in Cypress Village. HPD issued a notice terminating the NSP Loan Agreement with the sponsor and is executing an amendment to the NSP Loan Agreement with the Cypress Village sponsor to reflect the increase in funds. The original activity description is below.

Brooklyn Neighborhood HDFC requests support from HPD's Neighborhood Stabilization Program (NSP) to finance the acquisition of 140 Grattan Street, an occupied eight-unit multifamily building located in Brooklyn, NY Community Board #1. St. Nicks Alliance is the sole and controlling member of Brooklyn Neighborhood HDFC. St. Nicks Alliance of Brooklyn, NY has been the court-appointed managing agent since late 2005 when the property was abandoned by the owner, and emergency repairs were conducted under HPD's 7A Program. In 2008, the lender, Morequity, Inc., filed a foreclosure action against the owner, Latanya Foster. St. Nicks seeks to utilize the NSP funds to acquire the property at foreclosure and maintain the property as affordable housing.

Currently, seven of the eights units in the building are eligible for NSP funding based upon the HERA Low-Income Set-Aside requirement. NSP funds could be committed towards acquisition of these seven units resulting in 87.5% of the acquisition costs being funded by NSP and 12.5% of the cost must be covered through other sources.



**Grantee Activity Number:** Own Aban - 004  
**Activity Title:** Ocelot

**Activity Type:**

Acquisition - general

**Project Number:**

Own Aban - 001

**Projected Start Date:**

08/15/2010

**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.

**Environmental Assessment:**

COMPLETED

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Completed

**Project Title:**

Owner-Abandoned Multifamily Property

**Projected End Date:**

03/20/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 2,821,307.07

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 2,821,307.07

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Renter Households	20	20		100.00
# of Households	20	20		100.00
# of Permanent Jobs Created				0.0

**Proposed Accomplishments**

	<b>Total</b>
# of Multifamily Units	20
# of Housing Units	20
Total acquisition compensation to owners	
# of Parcels acquired voluntarily	4
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of buildings (non-residential)	
# of Properties	4



**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

OLR LBCE, LP

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
NYCHPD	Unknown	\$ 0.00
OLR LBCE, LP	Unknown	\$ 2,821,307.07

**Location Description:**

1512, 1516, 1520, 1524 Leland Avenue, Bronx, NY, 10462  
Block: 3923 Lots 47, 48, 50 & 51  
Community Board: 209; Census tract: 21601

1528 Bryant Avenue, Bronx, NY, 10460  
Block 3001 Lot 7  
Community Board: 203; Census Tract: 157

2254 Crotona Avenue. Bronx, NY, 10457  
Block: 3101 Lot 21  
Community Board: 206; Census tract: 393

806-808 E. 175th Street, Bronx, NY, 10460  
Block: 2952 Lot 46  
Community Board: 206; Census tract: 367

**Activity Description:**

OLR LBCE, LP requests HPD NSP I funds to purchase a cluster of four foreclosed properties in the Bronx, New York. These properties were previously owned by Ocelot Capital Group (OCG), an investment firm who purchased the buildings at the height of the real estate boom. This portion of the OCG portfolio was purchased in 2007 for \$36 million with \$29 million of debt issued by Deutsche Bank that was immediately sold to Fannie Mae. Shortly thereafter, OCG abandoned the buildings in the portfolio because they could not afford to pay the overvalued mortgage. During this time ten of the OCG properties were placed on city's worst building list in 2007 and 2008, with nearly 5,00 housing code violations. Fannie Mae initiated foreclosure proceedings in March, 2009.

The proposed project consists of 154 units located in four four-story buildings at Leland Avenue, one five-story building at Bryant Avenue, one six-story building at Crotona Avenue, and one five-story building at East 175th Street. Twenty units will be the NSP-designated units and will conform to applicable 50% AMI low-income set-aside requirements. In this action plan we refer to only the NSP-assisted units (20) although all units in the buildings will be affordable. This is done out of an abundance of caution as the specific NSP regulatory agreement makes reference to the 20 units described here. Other City regulatory agreements cover the LMMI affordability provisions for the other units.

No tenant will be displaced as a result of OLR LBCE, LP's actions. Some tenants may move within their respective building, and some tenants may need to be temporarily relocated to off-site housing (less than 30 days). Borrower as owner will be responsible for applicable costs of the temporary relocation of any tenants that may need to be relocated outside the complex.



**Grantee Activity Number:** Vacant Prop - 001  
**Activity Title:** Vacant Site Redevelopment: Cypress Village - LH25

**Activity Type:**  
 Construction of new housing

**Project Number:**  
 Own Aban - 001

**Projected Start Date:**  
 09/15/2010

**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.

**Environmental Assessment:**  
 COMPLETED

**Benefit Report Type:**  
 Direct (Households)

**Activity Status:**  
 Completed  
**Project Title:**  
 Owner-Abandoned Multifamily Property

**Projected End Date:**  
 03/20/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,145,931.00  
**Most Impacted and Distressed Budget:** \$ 0.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 1,145,931.00

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	29	29		100.00
# of Households	29	29		100.00

Proposed Accomplishments	Total
# of Multifamily Units	29
# of Housing Units	29
# ELI Households (0-30% AMI)	
Activity funds eligible for DREF (Ike Only)	
#Units $\geq$ other green	29
#Sites re-used	29
#Units exceeding Energy Star	29
#Units with bus/rail access	29
#Low flow showerheads	29
#Low flow toilets	29
#Units with solar panels	



**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Cypress Hills LDC

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
Cypress Hills LDC	Unknown	\$ 800,000.00
NYCHPD	Unknown	\$ 0.00

**Location Description:**

Site 1: 371 Van Siclen Ave, Brooklyn, NY

Site 2: 525 Linwood St, Brooklyn, NY

Site 3: 315 Jerome St, Brooklyn, NY

With the exception of the 315 Jerome St site, the sites are all undeveloped, vacant properties that are currently fenced in. . The East New York neighborhood has historically had many underdeveloped properties but neighborhood conditions have improved slowly over the last several decades with subsidized affordable housing.

371 Van Siclen Ave is a rectangular-shaped lot on the east side of Van Siclen Avenue between Belmont and Sutter Avenues. The site is generally level at grade and improved with all available public utilities including city sewers. The northern, southern, eastern, and western portions of the block are occupied primarily by residential uses including mainly three-and four-story attached single-family and multi-family residential buildings. In addition, the northern portion of the block contains a church. Van Siclen Avenue is a one-way, northbound thoroughfare carrying light to medium vehicular traffic. The street is improved with an asphalt surface, concrete sidewalks and curbs. On-street, alternate side street parking is permitted.

315 Jerome Street is a rectangular-shaped lot on the east side of Jerome Street between Glenmore and Pitkin Avenues. The site has a two-story concrete block building which has been abandoned for years. CHLDC will demolish the building upon obtaining the permit. Demolition is expected to be done by December, 2009. The site is generally level at grade and improved with all available public utilities including city sewers. The northern, southern, eastern, and western portions of the block are occupied primarily by residential uses including mainly three-and four-story attached single-family and multi-family residential buildings. In addition, the northern part contains some retail establishments including grocery stores. Jerome Street is a one-way, northbound thoroughfare carrying light vehicular traffic. The street is improved with an asphalt surface, concrete sidewalks and curbs. On-street, alternate side street parking is permitted.

525 Linwood Street is a rectangular-shaped lot on the southeast corner of Linwood Street and Belmont Avenue. The site is generally level at grade and improved with all available public utilities including city sewers. The northern, southern, eastern, and western portions of the block are occupied primarily by residential uses including mainly three-and four-story attached single-family and multi-family residential buildings. In addition, the northern portion of the block contains some commercial, establishments; the southern portion of the block contains some retail stores, parking lots, and the 75th police precinct. Linwood Street is a one-way, southbound thoroughfare carrying light vehicular traffic and Belmont Avenue is an eastbound street with light vehicular traffic. The street is improved with an asphalt surface, concrete and crushed stone sidewalks and concrete curbs. On-street, alternate side street parking is permitted.

Currently, these sites are used as illegal dumping grounds and destinations for youth to congregate and loiter. In the absence of this project, these lots would continue to remain vacant and underutilized. These properties would not only be an eye sore, but a potential health hazard and devalue the neighborhood. The proposed project would not only fulfill affordable housing needs but also promote area revitalization.

**Activity Description:**

On November 16, On November 16, 2010 HPD received a "Notice of Noncompliance of Obligation" letter the HUD field office. The Grattan St project was found to be ineligible for obligation compliance because the foreclosure auction had yet to occur. As a cure, HPD suggested obligating the funds originally dedicated to the Grattan St project for the Cypress Village project, which was already an approved NSP I activity. HUD responded affirmatively



to this suggested course of action and the \$345,931.25 that was intended for Grattan St will be used in Cypress Village. HPD issued a notice terminating the NSP Loan Agreement with the sponsor and is executing an amendment to the NSP Loan Agreement with the Cypress Village sponsor to reflect the increase in funds. The original activity description is below. Cypress Homes HDFC Development Corporation expects to acquire and develop three vacant non-contiguous City-owned lots in the East New York section of Brooklyn, New York into twenty-nine apartments – twelve in the first building, nine in the second, and eight in the third. The apartments will provide safe, energy-efficient, and affordable housing to low-income families. The 23 two-bedroom and 6 three-bedroom rental units will be affordable to families earning between 40% and 60% of AMI. Eight two-bedroom will be the NSP-designated units and will conform to applicable low-income set-aside restrictions.

The total development cost for the project is expected to be approximately \$10 million, and is expected to be funded by HOME and NSP funds from HPD, Reso A capital funds, and grants from State Senator Martin Dilan, La Raza Development Fund (RDF), TD Bank, Home Depot Foundation, Enterprise Green Communities, and Local Initiatives Support Corporation (LISC) green grants. In addition, CHLDC applied to HPD for a 9% Low Income Housing Tax Credit (LIHTC) allocation of approximately \$725,000—awards will be announced in late September. Construction financing will be supplied by the Community Preservation Corporation (CPC) and National Equity Fund (NEF) will serve as our syndicator.

In addition, Cypress Village is our greenest project. The project meets and, in some cases, exceeds, NYSERDA's multi-family performance program standards. The sustainable features in the project include: blown-in insulation, Energy Star windows, optimally efficient heating and cooling systems, water-saving fixtures such as dual-flush toilets, as well as recycled-content tiles and countertops and bamboo floors. This would reduce the operating costs of the building, ensuring ongoing affordability for its tenants.

**Grantee Activity Number:** Vacant Prop - 003  
**Activity Title:** Vacant Site Redevelopment: 1070 Washington - LH25

**Activity Type:**

Construction of new housing

**Project Number:**

Own Aban - 001

**Projected Start Date:**

02/02/2012

**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.

**Environmental Assessment:**

COMPLETED

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Completed

**Project Title:**

Owner-Abandoned Multifamily Property

**Projected End Date:**

02/11/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,063,318.00  
**Most Impacted and Distressed Budget:** \$ 0.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 1,063,318.00

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Renter Households	4	4		100.00
# of Households	4	4		100.00

**Proposed Accomplishments**

	<b>Total</b>
# of Multifamily Units	4
# of Housing Units	4
#Units with bus/rail access	4

**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Contractors

**Organization carrying out Activity:**

NYCHPD

**Proposed budgets for organizations carrying out Activity:**

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
NYCHPD	Unknown	\$ 1,063,318.00



**Location Description:**

The development will be constructed on currently vacant land, which is located at 1070 Washington Avenue in the Morrisania community of the Bronx. This is an area of greatest need in NYC for NSP1 purposes. The neighborhood is largely residential.

**Activity Description:**

La Preciosa (the prospective building name) is located at 1070 Washington Avenue in the Morrisania community of the Bronx. The site consists of a vacant privately-owned parcel comprising approximately 12,618 square feet.

1070 Washington will consist of both 27 non-public housing units, 21 public housing units and one superintendent's unit, for a total of 49 residential units.

Twenty-seven (27) units will be rented to low-income households earning at or below 60% of AMI, consisting of sixteen (16) studios, six (6) 1-BRs and five (5) 2-BR apartments. Twenty percent of the entire project units or ten (10) of the studio units will be rented to homeless households earning at or below 40% of AMI but will be underwritten at 60% AMI.

NSP1 funds will support four (4) unit which will be counted as part of the NSP1 grant's 25% set aside for 50% AMI units.

**Project # / Title: REO - 001 / Real Estate Owned (REO) Strategy**

**Grantee Activity Number:** REO - 001  
**Activity Title:** Real Estate Owned (REO) Strategy-Loan Loss Reserve

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

REO - 001

**Projected Start Date:**

05/15/2009

**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

**Environmental Assessment:**

COMPLETED

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Completed

**Project Title:**

Real Estate Owned (REO) Strategy

**Projected End Date:**

03/20/2013

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:**

**Total Budget:** \$ 9,796,068.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 9,796,068.00



<b>Proposed Beneficiaries</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Renter Households				0.0
# Owner Households				0.0
# of Households				0.0

<b>Proposed Accomplishments</b>	<b>Total</b>
# of Properties	

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Restoring Urban Neighborhoods, LLC

**Proposed budgets for organizations carrying out Activity:**

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
NYCHPD	Unknown	\$ 0.00
Restoring Urban Neighborhoods, LLC	Unknown	\$ 9,796,068.00

**Location Description:**

REO properties will be concentrated in the top 13 neighborhoods that have demonstrated the highest number of foreclosure auction listings resulting from mortgage and tax liens for residential properties in New York City (Bronx, Brooklyn, Queens and Staten Island).

**Activity Description:**

Real Estate Owned (REO) Strategy- 75% of NSP funds will partially fund a credit facility established to facilitate acquisition and rehabilitation of REO homes by nonprofit organizations with HPD oversight. Homes will be resold as affordable housing to families earning up to 120% of Area Median Income (AMI).

Please note that for reporting purposes, this activity (REO-001) and a related activity (REO-002) will have all beneficiary and accomplishment results reported under the REO-002 activity. REO-001 will have no beneficiary data reported on its own.



**Grantee Activity Number:** REO - 002  
**Activity Title:** Real Estate Owned (REO) - Rehab.

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures

**Project Number:**  
 REO - 001

**Projected Start Date:**  
 05/15/2009

**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

**Environmental Assessment:**  
 COMPLETED

**Benefit Report Type:**  
 Direct (Households)

**Activity Status:**  
 Completed

**Project Title:**  
 Real Estate Owned (REO) Strategy

**Projected End Date:**  
 03/20/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 7,876,137.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 7,876,137.00

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	29		29	100.00
# Owner Households	70		70	100.00
# of Households	99		99	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	99
# of Housing Units	99
# of Properties	70

**Activity is being carried out by Grantee:**  
 No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 NYCHPD

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
NYCHPD	Unknown	\$ 0.00
Restoring Urban Neighborhoods, LLC	Unknown	\$ 7,876,137.00



### Location Description:

REO properties will be concentrated in the top 13 neighborhoods that have demonstrated the highest number of foreclosure auction listings resulting from mortgage and tax liens for residential properties in New York City (Bronx, Brooklyn, Queens and Staten Island).

### Activity Description:

All beneficiary data related to NSP1 funds used in the REO program (split for administrative purposes into activity REO-001 and this activity, REO-002) will be reported under activity REO-002 only. REO-001 will not contain any beneficiary data. There are properties assisted with the REO program that are counted under other programs. In total 95 homes were acquired, rehabilitated, and resold to eligible homebuyers through the REO program. 70 of those properties are captured in this activity, with the remainder captured in the City's NSP2 program action plan or New York State's NSP1 Action Plan.

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### Action Plan Comments:

- Reviewer - Please populate all fields using guides, WORKING WITH ACTION PLANS AND QPRS and DRGR FAQs provided on DRGR HOME page. Disaster Damage and Disaster Recovery fields must be populated per instructions. Also HPD Budget was provided with samples of DRGR ACTION PLANS submitted by other communities. IF there are any questions, please call or email the NYFO.
- Reviewer - Please populate all fields using guides, WORKING WITH ACTION PLANS AND QPRS and DRGR FAQs provided on DRGR HOME page. Disaster Damage and Disaster Recovery fields must be populated per instructions. Also HPD Budget was provided with samples of DRGR ACTION PLANS submitted by other communities. If there are any questions, please call or email the NYFO.
- Reviewer - Please populate all fields using guides, WORKING WITH ACTION PLANS AND QPRS and DRGR FAQs provided on DRGR HOME page. Disaster Damage and Disaster Recovery fields must be populated per instructions. Also HPD Budget was provided with samples of DRGR ACTION PLANS submitted by other communities. If there are any questions, please call or email the NYFO.
- Reviewer - Reviewer:  
Disaster Damage and Recovery Needs fields require overall narratives. Grantees can describe their particular housing crisis, approach, and desired outcomes using amendment content.  
Once specific activities are identified; projects can be specified and removed from the bucket.
- Reviewer - Please indicate Low under Accomplishment for multi-family activities  
  
Budget figures omitted Own Aban-002
- Reviewer - Added 1 activity - Own Aban - 001-002; Neighborhood Homes
- Reviewer - AP is approved with comments:  
  
Updated Owner-Abandoned Multifamily Property Strategy activities to include: Own Aban - 001-003 170 Grattan St. 7A and Own Aban - 001-004 Ocelot.  
  
Own Aban 001-002, Neighborhood Homes activity - HDFC is the responsible organization carrying out the activity, not HPD.



- Reviewer - Plan modification - eliminated Grattan St project/funds and transferred \$345,931.25 to the Cypress Village project. As reported, HPD issued notice terminating the NSP Loan Agreement with the Grattan St project and is executing an amendment to the NSP Loan Agreement with the Cypress Village sponsor to reflect the increase in funds.
- Reviewer - Reviewed modified AP. Benefit performance measures appear reasonable and in agreement with substantial amendment. Please resubmit Oct 1-Dec 31, 2010 QPR. Thank you.
- Reviewer - Grantee has added two new construction activities and has de-obligated \$1,063,318.00 from one activity. Organizations carrying out selected activities subject to change.
- Reviewer - The Grantee has decreased grant funds in the MHANY activity, funds were reallocated to the 1070 Washington activity in the amount of \$438,828. Due to the increase of grant funds, the amount of units projected for the 1070 Washington activity has increased from one unit to four units. Grant funds in the amount of 25 cents were also reallocated from the Cypress Village activity to the Administration activity. Please be advised that the Grantee's NSP 2 activity portfolio still includes the MHANY activity; NSP 2 and HOME funds will continue to assist this project.
- Reviewer - The Grantee has adjusted program income to \$50,000, this concludes all changes made. AR 5-2-13
- Reviewer - 05.08.13 No changes were made. Plan was opened via Grantee Simulator to obtain screen shots for illustrations for the DRGR Action Plan Manual that is being updated, then re-submitted. jwy
- Reviewer - Please be advised that the Grantee has added one new activity to provide homebuyer assistance to an eligible homebuyer acquiring a vacant property in an NSP 1 eligible target area. The Grantee has completed its public comment period and no comments have been received and/or reported at this time. All necessary documents to complete this substantial amendment have been submitted to its local field office and the amendment has been approved. The Grantee is encouraged to increase promotional outlets for all future public notices. 08-16-13

## Action Plan History

Version	Date
B-08-MN-36-0103 AP#1	08/18/2010
B-08-MN-36-0103 AP#2	02/04/2011
B-08-MN-36-0103 AP#3	01/30/2012
B-08-MN-36-0103 AP#4	10/24/2012
B-08-MN-36-0103 AP#5	05/02/2013
B-08-MN-36-0103 AP#6	05/08/2013
B-08-MN-36-0103 AP#7	08/16/2013
B-08-MN-36-0103 AP#8	02/17/2017
B-08-MN-36-0103 AP#9	02/17/2017
B-08-MN-36-0103 AP#10	05/16/2017

