

Action Plan

Grantee: Orange County, NY

Grant: B-08-UN-36-0102

LOCCS Authorized Amount:	\$ 2,163,744.00
Grant Award Amount:	\$ 2,163,744.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 0.00
Total Budget:	\$ 2,163,744.00

Funding Sources

No Funding Sources Found

Narratives

Areas of Greatest Need:

A. Geographic Areas of Greatest Need: For purposes of establishing the areas for priority treatment in accordance with the NSP regulations, data was first drawn down from the HUD database. This database provides the following for each Census Block Group in Orange County: **An abandonment risk score on a scale of 1 to 10 with 10 representing the areas with the highest risk. **The percentage of predicted 18 month underlying problem foreclosure rate based on data available from the Office of Federal Housing Enterprise Oversight, reports filed under the Home Mortgage Disclosure Act and the unemployment rate as of June 2008 from the Bureau of Labor Statistics. **The percentage of high cost loans; i.e., subprime mortgage related loans. In order to determine the areas of greatest need within Orange County, the Grantee utilized this HUD-provided data to calculate a county-wide mean value for each of the three metrics summarized above. The means for the three metrics are as follows: **Abandonment risk score = 5.11 **Predicted 18 month underlying problem foreclosure rate = 4.43% **Percentage of high cost loans; i.e., subprime mortgage related loans = 25.94% To separate out Block Groups that had the greatest level of need from those with only an average level of need, a factor of 1.25 times the county-wide mean value for each metric was used, the calculations and results of which are described in the subsections below. The benchmark metrics for each statistical measurement of need are as follows: **Abandonment risk score = $5.11 \times 1.25 = 6.4$ (rounded up to 7) **Predicted 18 month underlying problem foreclosure rate = $4.43\% \times 1.25 = 5.54\%$ **Percentage of high cost loans = $25.94\% \times 1.25 = 32.43\%$ Because the abandonment risk scores are discrete data rather than continuous data, the benchmark metric for this statistical measurement was rounded up. From the following analysis, it is clear that a particular subset of the 275 Block Groups in Orange County consistently meets or exceeds the standard of need defined for each metric discussed. This subset of Block Groups in Orange County has been further categorized into three different "tiers" and defined as Tier 1, Tier 2, and Tier 3 target areas. This tier-based delineation of the identified Block Groups is based upon how many of the benchmark metrics previously discussed were either met or exceeded by each Block Group. Orange County Foreclosure Rates: There are a total of 275 Census Block Groups in Orange County. The mean HUD estimated foreclosure rate for the entire County is 4.43%. There are 59 Census Block Groups with foreclosure rates in excess of 1.25 times the County mean ($4.43\% \times 1.25 = 5.54\%$). All of these 59 Block Groups are located in only four municipalities: the City of Newburgh (25 BGs), the City of Middletown (21 BGs), the City of Port Jervis (8 BGs) and the Town of Wallkill (5 BGs). These Block Groups are listed by municipality in Table B-1 of the Substantial Amendment and are shown on Map No. 1-titled "Block Groups with Foreclosures Rates Greater than 1.25x Mean", located in Appendix A of the Substantial Amendment. Orange County High-Cost Mortgage Rates: The mean HUD estimated high cost mortgage rate for the entire County is 25.94%. There are 61 Census Block Groups with high cost mortgage rates in excess of 1.25 times the County mean ($25.94\% \times 1.25 = 32.43\%$). All of these 61 Block Groups are located in four municipalities: the City of Newburgh (25 BGs), the City of Middletown (20 BGs), the City of Port Jervis (8 BGs), and the Town of Wallkill (8 BGs). These Block Groups are listed by municipality in Table B-2 and are shown on Map No. 2 titled "Block Groups with Percentage of Hi-Cost Mortgages Rates Greater than 1.25x Mean", located in Appendix A of the Substantial Amendment. Orange County Abandonment Risk Scores: The mean HUD Abandonment Risk Score for the entire County is 5.11. There are 63 Census Block Groups with Abandonment Risk Scores in excess of 1.25 times the County mean ($5.11 \times 1.25 = 6.4$, rounded up to 7). All of these 63 Block Groups are located in only five municipalities: the City of Newburgh (25 BGs), the City of Middletown (22 BGs), the City of Port Jervis (8 BGs), the Town of Walden (6 BGs), and the Town of Highland Falls (2 BGs). These Block Groups are listed by municipality in Table B-3 and shown on Map No. 3, titled "Block Groups with Abandonment Rate Scores Greater than 1.25x Mean", located in Appendix A of



the Substantial Amendment. Summary of Need Indicators at the Block Group Level and Delineation of Target Areas: Of the 275 Block Groups, 53 (19.3%) were identified as Tier 1 Target Areas meeting the standard of need for all three indicators discussed previously (estimated foreclosure rate, high-cost mortgage rate, and abandonment risk score). There are 5 Block Groups (1.8%) that are classified as Tier 2 Target Areas. These Block Groups met or exceeded two of three previously mentioned metrics. An additional 14 Block Groups (5.1%) are classified as Tier 3 areas, meeting the standard of need for one of the three indicators. These Block Groups are listed in Table B-4 below and are shown on Map No. 4 titled "Target Areas", located in Appendix A. Orange County proposes to utilize NSP funds based on a priority given to proposed activities based upon these Tiers. B. Distribution and Use of NSP Funds: In order to ensure an equitable and appropriate distribution of NSP funds that reflects the different levels of need in the multi-tiered geographic areas, an RFP solicitation process will be utilized that places the highest priority and emphasis on proposals for activities located in Tier 1 areas. Similar to the CDBG and HOME programs, a ranking system will be used in order to select properties which have the highest measurable benefit. Proposals that are determined to adequately meet the outlined ranking system factors will be funded; to meet the requirements of committing NSP funds within 18 months and expending such funds within 4 years, the highest emphasis will be placed on the following factors for each proposal: 1. Project feasibility. 2. Applicant experience. 3. The firmness of identified financing commitments. 4. Demonstrated ability to meet the NSP program deadlines. The ranking system will also include the following additional factors: a) Property is located in a County-designated target area. b) Property control represented by a memorandum of agreement with the owner. c) Presence of impediments to marketable and insurable title and ability to remedy. d) The amount of the discount off the appraised value of the property being offered by the seller. e) The number of housing units to be made available to income eligible households. f) For rental housing, the number of households with incomes less than 50% of median anticipated to occupy the housing units. g) The length of the period of affordability proposed in excess of the NSP requirement. h) The extent to which the housing will be rehabilitated thereby eliminating a blighting influence on the surrounding neighborhood. i) The amount of funds committed to the property from sources other than NSP. j) Experience of the developer in housing programs similar to the proposed project, particularly government funded programs. In the event that the submitted proposals for activities located in Tier 1 areas do not meet the outlined ranking system factors, proposals for activities located in Tier 2 areas will be considered. In the event that the submitted proposals for activities located in Tier 2 areas do not meet the outlined ranking system factors, proposals for activities located in Tier 3 areas will then be considered. Should a proposal for an activity that would be located in a Tier 1 area not be funded, OCD staff will document why such funding was denied, including a specific description of which ranking factors were inadequately addressed by the applicant. Orange County will use NSP funds consistent with the primary purpose of the program which is to stabilize neighborhoods. In this regard, the funds will be used primarily for the financing mechanisms to purchase and redevelop foreclosed and/or abandoned properties. Abandoned properties must have been vacant and abandoned for at least 90 days. The specific redevelopment approach will be based upon the condition of the property, its location related to other neighborhood revitalization activities and the potential for long-term benefit to the neighborhood and community. It should be noted that the eligible uses of NSP funds and the resulting benefits are not limited to the occupancy of housing by income eligible households. Public facility expenditures in support of NSP activities are also eligible. With regard to structures acquired, either rehabilitation or clearance is eligible. There is a program requirement that if any properties acquired contain structures, the structures must be vacant. C. Definitions and Descriptions: The following definitions of terms will be used in the implementation of the NSP program. 1. Blighted Structure - Municipal Redevelopment Law provisions under General Municipal Law §970-c(a) provides "Blighted area" means an area within a municipality in which one or more of the following conditions exists; (i) a predominance of buildings and structures which are deteriorated or unfit or unsafe for use or occupancy; or (ii) a predominance of economically unproductive lands, buildings or structures, the redevelopment of which is needed to prevent further deterioration which would jeopardize the economic well being of the people. 2. Affordable Rents - Affordable rents shall be defined to be a rent inclusive of utility costs in an amount which does not exceed 30% of a household's adjusted income. 3. Housing Rehabilitation Standards - For the NSP program, Orange County will utilize the same rehabilitation standards as currently used in the HOME and CDBG programs as administered by the OCD. These standards include the Housing Quality Standards as well as applicable sections of the New York State Building Code. D. Description of Program Activity: The program will encourage the participation of for-profit and non-profit organizations in the redevelopment of foreclosed and abandoned properties. This participation will include the identification of appropriate properties and the submission to the Office of Community Development (OD) proposals for the financing of acquisition and redevelopment. This process is similar to the procedures used for the last several years in the HOME Program administered by the OCD. The OCD will administer an RFP process and shall set-aside an allocation of \$540,936 to meet the statutory requirement to provide housing for individuals and families earning less than 50% of area median income. Orange County does not wish to be part of the ownership chain for properties participating in the NSP program. The solicitation of proposals for for-profit and not-for-profit developers will focus on the use of NSP funds for financing as part of an overall package. The NSP funds will be provided at flexible terms and rates in order to address the needs of the particular property or project. It is anticipated that interest rates will range from 0 to 5%. Modifications may be made as necessary to achieve program goals. The County is prepared to provide NSP financing in a subordinate position to private financing. As part of the administration of the NSP program, the OCD will work cooperatively with state agencies and holders of foreclosed properties. The OCD is committed to achievement of the NSP mandate that foreclosed properties be acquired at a 15% discount off appraised value. This will be achieved by direct negotiations with financial institutions holding REO properties in target areas as well as cooperation with appropriate state and federal agencies. This may include the New York State Housing Finance Agency, SONYMA and the New York State Banking Department. Contact will also be made with Fannie Mae and Freddie Mac as well as HUD to see if a bulk sale arrangement is possible either directly or through an intermediary. As part of this process, the OCD will consult with non-profit and for-profit housing development organizations to work cooperatively to establish an inventory of properties appropriate for such bulk purchases. The County may also consider entering into an agreement with the recently formed National Community Stabilization Trust to coordinate the transfer of REO properties from financial institutions. The Trust is sponsored by Enterprise Community Partners, the Housing Partnership Network, the Local Initiative Support Corporation and Neighborhood Works America. It is anticipated that the property transfers will be to local housing organizations who will seek financing assistance from NSP funds through the County through the Request For Proposal process described in Section B - "Distribution and Use of NSP Funds". The Trust anticipates that financial institutions will transfer properties at their best-offered prices which will meet the 15% discount requirement in total and the 5% discount for each individual property. OCD will also endeavor to get "first look" agreements with the holders of foreclosed properties to facilitate the stabilization of neighborhoods. 1. Leveraging of Other Resources: It is the intent of the Orange County NSP to achieve the greatest feasible level of results by leveraging other resources as well as revolving funds back into the program. Potential sources of funds include the following: a) Path to Homeownership Program - The State of New York through SONYMA intends to provide funds for incentives to first-time homebuyers to purchase bank foreclosed properties. This includes the provision of a "first look" period for NSP programs for foreclosed properties at a 0.5% lower than the standard SONYMA interest rate, and the renovation of homes through the SONYMA Remodel New York Program. It is anticipated that Orange County as well as for-profit and non-profit organizations will use these programs to supplement the NSP funds to be received by the County. b) Revolving Funds - When the County uses NSP funds to purchase foreclosed properties, it is anticipated that the bulk of the funds will be used as part of an overall financing



package. Under this approach, some funds will be recaptured when the property is sold for redevelopment. Whenever possible, this recapture will take place at a simultaneous closing when other funds are committed. Depending on the specifics of the project, there may be a partial repayment with the balance of the financing remaining in the project as subordinate financing with an appropriate repayment schedule. 2. Budget and Performance Measurement At this time, Orange County proposes to allocate the \$1,947,340 of NSP funds to the activity of financing the acquisition with necessary rehabilitation of foreclosed properties for occupancy by income eligible households and administrative costs to implement the program over a four year period. When necessary, the rehabilitation of property will be part of the activity. The distribution of funds is as follows: *\$1,406,434--Financing of Acquisition & Rehabilitation of Foreclosed Properties **\$540,936--Financing of Acquisition & Rehabilitation of Foreclosed Properties \$216,374--Program Administration (10% per NSP regulations) \$2,163,744--Total NSP Allocation *Reflects allocation for projects where all individuals and families to be housed must have incomes less than 120% of the median income. **Reflects allocation for projects where all individuals and families to be housed must have incomes less than 50% of the median income. Based upon research as to the market value of foreclosed properties, the experience with rehabilitation costs under the CDBG and HOME programs, a per unit NSP cost estimate of between \$75,000 to \$80,000 has been established. This will produce approximately 25 units for occupancy by income eligible households and stabilize neighborhoods. 3. Affordability Period: The period of affordability of units assisted by NSP funds shall depend on the amount of NSP funds expended. At a minimum, the affordability period shall be 10 years and the maximum shall be 20 years. Financing agreements with selected non-profit and for-profit development organizations will contain legally binding language to provide for the specified affordability period. This is similar to the procedure currently used in the administration of the OCD CDBG and HOME programs. E. Low Income Targeting: In accordance with HERA, 25% of the NSP funds will be used to house families and individuals whose incomes do not exceed 50 percent of the median income for the Poughkeepsie-Newburgh-Middletown MSA. This amount is \$540,936--based upon the per unit cost estimate described in the "Budget and Performance Measurement" section, this will provide for approximately seven (7) housing units. The remaining funds of \$1,406,434 will be for housing for individuals and families who must have incomes less than 120% of median income--it is anticipated that we will be able to produce approximately 18 units for occupancy. These projects may contain housing for individuals and households earning less than 50% of median income. The amount and terms of NSP funds to be made available will depend on the specifics of the proposal. Interest rates in the range of 0% to 5% are anticipated for NSP financing. The amount and terms of NSP funds to be made available will depend on the specifics of the proposal. F. Acquisitions and Relocation: There is no plan to demolish or convert any low- and moderate-income dwelling units as a direct result of NSP assisted activities. 75% of the total estimated 25 units to be made available as a result of NSP assisted activities will be made available to households at below 120% of median income and the remaining 25% of the total estimated units (7 units), will be made available to households whose incomes do not exceed 50% of the median income. G. Public Comment: The draft NSP amendment was made available for the period of November 10, 2008 to November 25, 2008. Two public comments were received. These comments and responses are attached to Appendix A of the Substantial Amendment.

Distribution and Uses of Funds:

H. Request For Proposals (RFP) &ndash Results:

On May 22, 2009, OCD issued a Request For Proposals from for profit and not for profit entities to acquire, rehabilitate, market and sell foreclosed properties under the Neighborhood Stabilization Program (NSP1). Proposals were to be submitted no later than Friday, June 5, 2009.

OCD received one (1) proposal from the Housing Partnership Development Corporation (HPDC), Habitat for Humanity, and RECAP, Inc. HPDC has established joint venture agreements with community based not-for-profit partners, RECAP and Habitat for Humanity, to apply for \$1,947,340 of Neighborhood Stabilization Funds (NSP) under the Orange County NSP Program. OCD has reviewed the proposal and anticipates awarding NSP funds to the HPDC Joint Venture by July 30, 2009.

Upon award, a Program Agreement between OCD and HPDC will be executed. The Program Agreement will contain all appropriate regulatory language and provisions such as, but not limited to, compliance with NEPA environmental requirements, income eligibility requirements, eligible and allowable costs, rehabilitation standards, acquisition and resale of properties standards, timeliness of use and expenditure of NSP funds, use of program income generated by activities assisted with NSP funds, reporting requirements, etc.

The proposal submitted indicated that HPDC and its partners intend to use the allocated NSP funds in a manner consistent with the primary purpose of the Program which is to stabilize neighborhoods in areas of greatest need in Orange County. The funds will be used primarily for the financing mechanisms to purchase and redevelop foreclosed and abandoned properties.

Specifically, the NSP program will be administered on sites concentrated in the "areas of greatest need" (Tier I) in the cities of Port Jervis, Middletown, and Newburgh. The focus will be on low and moderate income neighborhoods most deeply impacted by the increasing number of foreclosed and delinquent properties.

HPDC, Habitat for Humanity and RECAP have executed joint venture agreements and is currently in the process of establishing a Housing Development Fund Corp. (HDFC) to hold title to acquire foreclosed and abandoned properties. Further, four (4) banks will be providing a \$3,000,000 line of credit for the NSP Program; discussions are underway with several other lenders who have expressed interest in participating, however, it is anticipated that M & T Bank will be the lead lender.

Marketing of the acquired properties and homeownership counseling will be performed by community partners, Habitat for Humanity and RECAP. Marketing material with information on the NSP program and its eligibility requirements will be prepared and distributed by the local community organizations to religious groups, civic groups, block and tenant associations, schools, and hospitals. NSP Program information will also be posted on all appropriate web sites, and may also be advertised in local newspapers and at housing fairs.

HPDC and community partners will identify distressed homes directly from a bank's REO portfolio, as well as, from local realtors that list and sell foreclosed sites on behalf of lending institutions. HPDC is a long time member of the Housing Partnership Network (HPN) which has formed a National Community Stabilization Trust to negotiate with lenders and servicers for "first look" and discounts of REO properties. All potential properties identified will be submitted to OCD for a preliminary review to determine whether the property is located in Tier I and is consistent with the objectives of the NSP Program. Once potential properties are given preliminary approval from OCD, a more detailed assessment of the properties will be conducted. The first step in the assessment process will involve completion of a Property Condition Report and/or Physical Condition Assessment which will consider both the structural and environmental aspects of the property. If the property is considered both structurally and environmentally sound, then an energy audit will be conducted and a lead risk assessment ordered, if required. After the initial inspection to examine all building systems is complete, a scope of work will be developed to ensure a cohesive renovation experience. At this point a complete assessment consisting of the cost of acquisition, rehabilitation, and soft costs are evaluated to determine whether these costs less proposed subsidies are affordable to income eligible buyers. Once the assessment is complete and affordability is determined, OCD will review and make a final determination on inclusion of the property into the NSP Program. It should be noted that the renovation scope of work will vary from property to property but generally involves activities that fall under the criteria of moderate rehab, such as: correcting any code violations, lead paint remediation, energy star appliance upgrades, kitchen and bath renovations, carpet replacement, etc.



Early on in the property selection and rehabilitation process, eligible homebuyers will be identified and matched to properties in the program. Habitat for Humanity has a waiting list of families that would qualify for housing below 50% of AMI. It is through these units that HPDC will seek to provide long term affordability.

Homes sold to families below 120% of AMI will be subject to a regulatory agreement that establishes a mechanism to prevent "flipping" and recapture of subsidy dollars. The regulatory agreement will comply with all federal and state standards and regulations that set the duration of the applicable restriction periods.

Expenditures for the Program will be funded from several different sources, NSP, Affordable Housing Corp (AHC), and HOME. HPDC and OCD will formula a disbursement and drawdown schedule to ensure compliance with HUD's commitment and expenditure deadlines. AMENDMENT #1 & #2 TO NSP 1 ACTION PLAN/MARCH 20, 2012 AND DECEMBER 23, 2012

The County proposes to amend the Neighborhood Stabilization Plan (NSP-1) Action Plan, dated January 30, 2009, as follows:

I. Information By Activity, page 12 of the Action Plan

(1) Activity Name: Financing Mechanisms

(2) Activity Type: The establishment of Financing Mechanisms to assist in the purchase and redevelopment of foreclosed and abandoned housing. NSP reference: NSP Federal Register dated Monday October 6, 2008 Section II Part H 3(a)(A) and HERA Section 2301

(c)(3)(A) CDBG reference: 24 CFR Part 570.201(a) and (n); 24CFR Part 570.202

(3) National Objective: Direct benefit to LMMI households.

(4) Activity Description: Funds will be made available for eligible activities to include acquisition, rehab and the redevelopment of demolished housing. Activities may be in the form of loans, grants, soft seconds, shared-equity loans or other mechanisms to foster homeownership and rental housing opportunities for LMMI households. Interest rates will be determined based on standard underwriting practices. It is anticipated that most loans will range from 0% to 5% per annum.

(5) Location Description: This activity will be undertaken in the areas shown on Map No.4 "Target Areas". Highest priority and emphasis on proposals for activities located in Tier I areas.

(6) Performance Measures: The objective of this activity is to provide decent, safe and affordable housing to LMMI families through addressing the purchase and rehabilitation of foreclosed properties. The outcome measurements for this activity will be the creation of affordable units.

The goal of 25 units has been reduced to 10 units (Revised-Amendment #2).

(7) Total Revised Budget: \$1,647,370

(8) Responsible Organization: The Orange County Office of Community Development will be responsible for administration of this program activity. It is anticipated that the actual acquisition, rehabilitation and redevelopment will be carried out by non-profit and for-profit organizations selected through an RFP process.

(9) Projected Start Date: February 1, 2009.

(10) Projected End Date: January 31, 2013

(11) Specific Activity requirements: All properties assisted through these mechanisms will be occupied by households meeting the LMMI standard. Not less than \$540,936 (25% of the total NSP grant funds) will be used to house individuals or families whose incomes do not exceed 50% of area median income.

Amendment #1/New Activity, March 20, 2012

(1) Activity Name: REDEVELOPMENT

(2) Activity Type: redevelop demolished or vacant properties; NSP Reference: §2301(c)(3)(E)

·Eligible costs include, sales costs, closing costs, and reasonable developer's fees, related to NSP-assisted housing, rehabilitation, or construction activities.

·New construction of housing and building infrastructure for housing is an eligible use.

·Grantees may redevelop property to be used as rental housing.

·Grantees are encouraged to acquire and redevelop FHA foreclosed properties.

·Eligible Use E Redevelopment

Correlated Eligible Activities from the CDBG Entitlement Regulations

·24 CFR 570.201

(a) Acquisition

(b) Disposition

(c) Public facilities and improvements

(e) Public services for housing counseling, but only to the extent that counseling beneficiaries are limited to prospective purchasers or tenants of the redeveloped properties

(i) Relocation

(n) Direct homeownership assistance (for persons whose income does not exceed 120% of median income)

·24 CFR 570.204 Community based development organizations

·New housing construction

(3) National Objective: Direct benefit to LMMI households.

(4) Activity Description: In addition to rehabilitation, NSP funds will be used in foreclosed upon, vacant, or abandoned properties to finance new construction of in-fill housing in situations where rehabilitation is not feasible or inappropriate.

(5) Location Description: This activity will be undertaken in the areas shown on Map No.4 "Target Areas". Highest priority and emphasis on proposals for activities located in Tier I areas.

(6) Performance Measures: The objective of this activity is to provide decent, safe and affordable housing to LMMI families.. The combined outcome measurements for all activities will be the creation of affordable units. The goal of 25 units has been reduced to 10 units (Revised Amendment #2).

(7) Total Revised Budget: \$300,000

(8) Responsible Organization: The Orange County Office of Community Development and their non-profit partners will be responsible for administration of this program activity.



Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
NSP0901	Administration	04/08868901/NSP1-C	Administration
NSP0902	Financing Mechanisms	04/08868901/NSP1-A 04/08868901/NSP1-B	Financing Mechanisms
NSP0903	Acquisition & Rehabilitation LMMI	04/08868901/NSP01-E 04/08868901/NSP01-F 04/08868901/NSP01-G	RECAP Habitat For Humanity Housing Partnership Development Corp.
NSP0904	Acquisition & Rehabilitation LH25%	04/08868901/NSP1-D	Habitat For Humanity



Activities

Project # / Title: NSP0901 / Administration

Grantee Activity Number: 04/08868901/NSP1-C
Activity Title: Administration

Activity Type:

Administration

Project Number:

NSP0901

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:

EXEMPT

Benefit Report Type:

NA

Activity Status:

Planned

Project Title:

Administration

Projected End Date:

03/19/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 216,374.00

Other Funds \$ 0.00

Total Funds \$ 216,374.00

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

County of Orange1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

County of Orange1

Organization Type

Unknown

Proposed

\$ 216,374.00

Location Description:



All eligible program activities to be carried out in the Cities of Middletown, Newburgh and Port Jervis.

Activity Description:

Administration funds related to carrying out the NSP program will be used for both general administration and technical assistance costs.

Project # / Title: NSP0902 / Financing Mechanisms

Grantee Activity Number: 04/08868901/NSP1-A
Activity Title: Financing Mechanisms

Activity Type:
Acquisition - general

Project Number:
NSP0902

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

Environmental Assessment:

Benefit Report Type:
Direct (Households)

Activity Status:
Planned

Project Title:
Financing Mechanisms

Projected End Date:
03/19/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 0.00

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Households				0.0



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

County of Orange1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
County of Orange1	Unknown	\$ 0.00

Location Description:

Eligible properties will be located in the Cities of Middletown, Newburgh and Port Jervis (Tier I as identified in the OC Action Plan). This activity represents funding that was provided to establish a "Loan Loss Reserve" in connection with a bank line of credit used to purchase and rehab NSP homes. This line of credit was satisfied, and the funds used to establish the Loan Loss Reserve were return to Orange County. No expenditures or beneficiaries will be reported under this activity.

Activity Description:

Funds will be made available for eligible activities to include acquisition and rehab. Activities may be in the form of loans, grants, soft seconds, shared-equity loans or mechanisms to foster homeownership and rental opportunities for LMMI households. Interest rates will be determined based on standard underwriting practices. It is anticipated that most loans will range from 0% to 5% per annum. This activity will reflect units housing individual or families whose incomes are 80% to 120% LMMI.

7/14/2014: This activity was established to provide a loan loss reserve for a line of credit established at a local bank. The line of credit has since been closed and the loan loss reserve funds totaling \$150,000 has been returned to Orange County. The drawdown has been revised and budget transfers from this activity have been entered. This activity will be zero out.



Grantee Activity Number: 04/08868901/NSP1-B
Activity Title: Financing Mechanisms

Activity Type:
 Acquisition - general

Project Number:
 NSP0902

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

Environmental Assessment:

Benefit Report Type:
 Direct (Households)

Activity Status:
 Planned

Project Title:
 Financing Mechanisms

Projected End Date:
 03/19/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 0.00

Proposed Beneficiaries

Owner Households

of Households

Total	Low	Mod	Low/Mod%
			0.0
			0.0

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 County of Orange1

Proposed budgets for organizations carrying out Activity:

Responsible Organization
 County of Orange1

Organization Type **Proposed**
 Unknown \$ 0.00



Location Description:

Eligible properties will be located in the Cities of Middletown, Newburgh and Port Jervis (Tier I as identified in the OC Action Plan).

Activity Description:

All properties assisted through this mechanism will be occupied by households meeting the LMMI standard, specifically, individuals or families whose incomes do not exceed 50% of AMI. Funds will be made available for eligible activities to include acquisition and rehab. Activities may be in the form of loans, grants, soft seconds, shared-equity loans or mechanisms to foster homeownership and rental opportunities for LMMI households. Interest rates will be determined based on standard underwriting practices. It is anticipated that most loans will range from 0% to 5% per annum. This activity will reflect the statutory 25% set aside of funds for units housing individual or families whose incomes do not exceed 50% LMMI.

Project # / Title: NSP0903 / Acquisition & Rehabilitation LMMI

Grantee Activity Number: 04/08868901/NSP01-E
Activity Title: RECAP

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP0903

Projected Start Date:

06/29/2010

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

Environmental Assessment:

UNDERWAY

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Acquisition & Rehabilitation LMMI

Projected End Date:

06/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 613,534.14

Other Funds \$ 0.00

Total Funds \$ 613,534.14

Proposed Beneficiaries

Owner Households

Total

Low

Mod

Low/Mod%

3

3

100.00

of Households

3

3

100.00



Proposed Accomplishments

Total

# of Singlefamily Units	3
# of Housing Units	3
# of Properties	3

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

County of Orange1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Organization Type

Proposed

County of Orange1

Unknown

\$ 613,534.14

Location Description:

84 Madison Ave., Middletown, NY (\$220,739); 43 Commonwealth Ave., Middletown, NY (\$220,276)--This property was deobligated on 7/16/10; 111 Watkins Ave., Middletown, NY (\$238,167); 60 Taft Ave., Middletown, NY (\$124,444.02)

Activity Description:

Acquisition and Rehab of single family houses to be sold to eligible homebuyers. All properties will be acquired and developed by the OCHDFC and their non profit partner, RECAP.



Grantee Activity Number: 04/08868901/NSP01-F
Activity Title: Habitat For Humanity

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 NSP0903

Project Title:
 Acquisition & Rehabilitation LMMI

Projected Start Date:
 06/29/2010

Projected End Date:
 06/30/2013

Project Draw Block by HUD:
 Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:
 Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:
 Not Blocked

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

Total Budget: \$ 126,572.60
Other Funds: \$ 0.00
Total Funds: \$ 126,572.60

Environmental Assessment:
 UNDERWAY

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
# of Properties	1

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 County of Orange1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
County of Orange1	Unknown	\$ 126,572.60



Location Description:

132 Benkard Ave., Newburgh, NY

Activity Description:

Rehab of a single family home to be sold to an eligible homebuyer. The property was acquired and will be developed by Habitat for Humanity.



Grantee Activity Number: 04/08868901/NSP01-G
Activity Title: Housing Partnership Development Corp.

Activity Type:
 Rehabilitation/reconstruction of residential structures
Project Number:
 NSP0903
Projected Start Date:
 09/01/2010
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
Environmental Assessment:
 UNDERWAY
Benefit Report Type:
 Direct (Households)

Activity Status:
 Under Way
Project Title:
 Acquisition & Rehabilitation LMMI
Projected End Date:
 06/30/2013
Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 385,817.61
Other Funds: \$ 0.00
Total Funds: \$ 385,817.61

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	2		2	100.00
# of Households	2		2	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	2
# of Housing Units	2
# of Properties	2

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 County of Orange2

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
County of Orange2	Local Government	\$ 385,817.61



Location Description:

10 Dogwood Drive, Middletown, NY (\$256,317.74); 55 Woodlake Drive, Middletown, NY (\$199,172.74).

Activity Description:

Acquisition and Rehab of single family houses to be sold to eligible homebuyers. All properties will be acquired and developed by the OCHDFC and their non profit partner, Housing Partnership Development Corp.

Project # / Title: NSP0904 / Acquisition & Rehabilitation LH25%

Grantee Activity Number: 04/08868901/NSP1-D
Activity Title: Habitat For Humanity

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP0904

Projected Start Date:

06/29/2010

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:

Under Way

Project Title:

Acquisition & Rehabilitation LH25%

Projected End Date:

06/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 821,445.65

Other Funds \$ 0.00

Total Funds \$ 821,445.65

Proposed Beneficiaries

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

Proposed Accomplishments

	Total
# of Singlefamily Units	5
# of Housing Units	5



ELI Households (0-30% AMI)

of Properties

5

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

County of Orange1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
County of Orange1	Unknown	\$ 671,445.65

Location Description:

10 Catherine Street, Newburgh (\$222,815.60-revised 3/4/13), NY; 28 Courtney Ave., Newburgh, NY (\$17,241.54-this property was removed from the program due to excessive rehab costs-revised 3/4/13); 65 Courtney Ave., Newburgh, NY (224,345.87--revised 3/4/13); 10 Luthern St., Newburgh (\$280,170.05--revised 3/4/13); 8 Catherine St, Newburgh (\$196,085.20--revised 3/4/13); 285 Ann St., Newburgh (\$169,435.30)

Activity Description:

Acquisition and Rehab of single family houses to be sold to eligible homebuyers. All properties will be acquired and developed by the OCHDFC and their non profit partner, Habitat For Humanity.

Action Plan Comments:

- Reviewer - AP is approved with one comment. Please confirm proposed performance measures goals for all activities in next AP modification.
- Reviewer - Reviewed modified AP. Benefit performance measures appear reasonable and in agreement with substantial amendment.
- Reviewer - The Grantee has decreased its proposed units from 25 to 10 units and has included Eligible Use E activities. In addition these amendments, NSP 1 activity budgets have been modified by the County as follows:
- Activity "A" = Loan Loss Reserve - \$150,000 (N/C, pending approval of revised action plan and drawdown revision)
- Activity "C" = Administration - \$216,374 (N/C)
- Activity "D" = Habitat for Humanity (25%) - Increase budget from \$627,977.50 to \$671,445.65 (+\$43,468.15)
- Activity "E" = Recap - Increase budget from \$583,350.02 to \$613,534.14 (+\$30,184.12)
- Activity "F" = Habitat for Humanity - Decrease budget from \$130,552.00 to \$126,572.60 (-\$3,979.40)
- Activity "G" = Housing Partnership-Decrease budget from \$455,490.48 to \$385,817.61 (-\$69,672.87) AR 4-3-13



Reviewer - Plan was amended as per email address issues that lead to rejection of Plan:

transferred the \$150,000 to Activity #04/08868901/NSP1-D (Habitat for Humanity) corrected the estimated number of units on that activity from 4 to 5.

Action Plan History

Version	Date
B-08-UN-36-0102 AP#1	07/17/2014
B-08-UN-36-0102 AP#2	04/03/2013
B-08-UN-36-0102 AP#3	02/03/2011
B-08-UN-36-0102 AP#4	07/19/2010

