

# Action Plan

**Grantee: Paterson, NJ**

**Grant: B-08-MN-34-0103**

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<b>LOCCS Authorized Amount:</b>	\$ 2,266,641.00
<b>Grant Award Amount:</b>	\$ 2,266,641.00
<b>Status:</b>	Reviewed and Approved
<b>Estimated PI/RL Funds:</b>	\$ 0.00
<b>Total Budget:</b>	\$ 2,266,641.00

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## Funding Sources

Funding Source	Funding Type
Neighborhood Stabilization Program	Other Federal Funds

## Narratives

### Areas of Greatest Need:

The City of Paterson is facing significant challenges from abandoned and foreclosed properties. The Neighborhood Stabilization Program (NSP) provides one tool for the City to address this problem. In addition to the NSP, the City is exploring options for foreclosure prevention and the sale of vacant homes that were developed as part of the redevelopment strategy of the City. The sale of these homes has been adversely affected by the downturn in the economy. The use of NSP funds is more limited in scope by HUD requirements. The City's need for foreclosure intervention programs covers the entire City. Using HUD's criteria for determining need, the follow describes the conditions throughout the City:

- The NSP allows for an expanded range of participants over most CDBG funded programs. Families with incomes up to 120% of median are eligible under this program. Much of the City of Paterson has income levels that are below 120% of median.
- The unemployment statistics for the City of Paterson show that the City has a much higher rate of unemployment than the County or State. The City's rate of unemployment is over 10% in most census tract areas. Passaic County's rate was 6.6% for March 2008 and the state rate was 4.8% in March, 2008.
- One measure of risk for foreclosure is the number of loans made at above market rate interest rates. The Home Mortgage Disclosure Act (HMDA) data indicates that in most areas of the City, nearly half of the loans are considered high cost.
- Another factor is how much the home values have fallen. When home values fall, people holding high rate loans cannot re-finance the property. The mortgages they hold are in excess of the value of the property. In Paterson, HUD determined that property values have fallen an average of 1.7%. Specific neighborhood level data is not available.
- Another factor in determining the need is the current vacancy rate of residential properties. While most areas of the City have a very low rate of vacancy &ndash; under or near 2%, there are some areas that now have over 6 and 7 percent vacancy.
- When considering all these factors, HUD created a composite that identified the risk that additional properties would be in foreclosure in the coming year. The rate of predicted foreclosure is between 8 and 12.6 percent in the City. Taking all these factors into account allowed HUD to generate a score of 1 to 10 that measured the likelihood of additional foreclosure and abandonment. All of Paterson is high risk with scores of 7 to 10. After taking these factors into consideration and the location of actual foreclosures, it was evident that census tracts 1805 and 1807 provide opportunities for acquisition of property to be used for redevelopment purposes. The properties may be rehabilitated or demolished and rebuilt.

### Distribution and and Uses of Funds:

The target area was selected using the definition provided by HUD for determining the area with the greatest need. Census Tracts 1805 and 1807 in the 1st Ward have the highest rates of foreclosed homes, the highest rate of homes with subprime loans and the greatest risk of foreclosres in the next 18 months. Using data provided by a commercial foreclosure listing service, the properties in the City that have been or were about to be foreclosed were identified. The location of the properties was determined. Although there are substantial numbers of foreclosures throughout the City, areas with a high number in a smaller cluster were identified. A mapping service &ndash; Policymaps.com &ndash; was used to identify the location of areas within the City where the 2006 Home Mortgage Disclosure Act, HMDA, demonstrated that subprime lending was occurring. Again, significant areas of the City had high rates of high-cost loans indicating subprime lending activity. Finally, the HUD data, was used to identify areas with the highest risk of foreclosure. The areas with a risk score of 10 were identified. Further, Census Tracts 1805 and 1807 were selected because stabilizing this area would support investment that is planned for the downtown and 1st Ward areas totaling over \$82 million. The minimum amount of funding that must be made available for housing individuals and families whose incomes do not exceed 50% of the area median income is \$566,660.25. To meet this obligation, the City will make funding available to the Paterson Housing Authority to acquire, demolish, rehab and or redevelop housing.



## Definitions and Descriptions:

HUD Requirement: (1) Definition of "blighted structure" in context of state or local law.

Paterson Response:

The definition of a blighted structure relevant to this program is a structure that is detrimental to public health and safety. This definition is consistent with the one used by the City for its demolition program and will be utilized in this program. A blight stricken building is a building that is in disrepair, run down condition and does not meet the minimum standards of the Housing Property Maintenance Code.

HUD Requirement: (2) Definition of "affordable rents." Note: Grantees may use the definition they have adopted for their CDBG program but should review their existing definition to ensure compliance with NSP program -specific requirements such as continued affordability.

Paterson Response:

In determining the affordable renters, the City will use the lesser of the HUD Fair Market Rents (FMR) for Passaic County as periodically revised by the U.S. Department of Housing and Urban Development or a rent that does not exceed 30 percent of the adjusted income of a family whose annual income equals 50 percent of the median income for the area, as determined by HUD, with adjustments for number of bedrooms in the unit.

Fair Market Rents are established by HUD each year for the Section 8 Program. In general, the FMR for an area is the amount that would be needed to pay the gross rent (shelter rent plus utilities) for privately owned, decent, and safe rental housing of a modest (non-luxury) nature with suitable amenities.

HUD Requirement: (3) Describe how the grantee will ensure continued affordability for NSP assisted housing.

Paterson Response:

Requirements similar to the HOME Program's resale provision will be used to assure continued affordability. A resale restriction is attached to the home through a qualification in the deed that requires that any subsequent sale be to a qualified low income family that will use the property as its principal residence for the period of affordability. The restriction will have a term of 20 years for new construction and 15 years for rehabilitation. The City will ensure that the seller receives a fair return on investment, which is defined as the sum of the down payment, capital improvements, and loan principal payments. Thus, the period of ownership is a strong factor in determining the amount of net earnings to be retained by the homeowner. Basically, the City will tie the return to a formula that includes such factors as the original purchase price, the value of improvements, a cost of living factor, and mortgage terms, as well as any rehab that may be necessary to meet code at the time of sale.

When a home faces foreclosure, the City will have "first Right of Refusal" identified in the closing documents but will work with the mortgage company and the owner to identify a buyer who can purchase the home for the balance of the mortgage rather than let the property go on the open market at Sheriff's sale. To the extent practicable, the formula for determining net earnings to be retained by the homeowner will be utilized.

For rental housing, the City will also use the requirements for affordability under the HOME Program, which are found at 24 CFR, Part 92.252, except that the targeting will be for low-income households with household median income below 50% of AMI as specified, or for LMMI households when rental housing units are intended to serve these higher income households. As no new construction housing units will be developed utilizing NSP1 funds, the rental housing units rehabilitated utilizing NSP1 assistance will be maintained as affordable housing for a minimum of 15 years. As stated previously, the affordable rents the City will use for the NSP1-assisted units will be the HUD Fair Market Rents for Passaic County. However, the City will follow the provisions at 24 CFR 92.252 (a), (c), (e) and (f) of the HOME regulations in implementing its NSP1 housing activities, the maximum rent permitted will be the lesser of the HUD FMRs or a rent that does not exceed 30 percent of the adjusted income of a family whose annual household income equals 65 percent of the median income for the area, as determined by HUD with adjustments for the number of bedrooms in the unit. The City will impose a deed restriction on any NSP1-assisted property to ensure the property is maintained as affordable rental housing for the 15-year period. The City will make annual inspections of the NSP1-assisted housing units to ensure the units are maintained as affordable and the households meet the income eligibility requirements.

HUD Requirement: (4) Describe housing rehabilitation standards that will apply to NSP assisted activities.

Paterson Response:

The City has adopted the NJ Rehabilitation Subcode found NJAC 5:23-6 as the rehabilitation standard for the housing rehabilitation programs.

## Low Income Targeting:

HUD Requirement: Identify the estimated amount of funds appropriated or otherwise made available under the NSP to be used to purchase and redevelop abandoned or foreclosed upon homes or residential properties for housing individuals or families whose incomes do not exceed 50 percent of area median income: \$566,660.25

Note: At least 25% of funds must be used for housing individuals and families whose incomes do not exceed 50 percent of area median income.

Paterson Response:

At least \$566,660.25 of the City's NSP1 funding, or at least 25% of NSP1 funds, will be used to purchase and redevelop abandoned or foreclosed upon homes or residential properties for housing individuals or families whose incomes do not exceed 50 percent of AMI.

The City anticipates that a variety of NSP1 eligible housing activities may be undertaken to meet this goal. Assistance in doing so may be



provided in part by the Paterson Housing Authority (PHA) pursuant to a Developer's Agreement. Activities by the City and/or PHA may include:

- Acquisition and rehabilitation and/or redevelopment of foreclosed or abandoned residential properties that may be used by PHA for rental housing.
- Acquisition and rehabilitation and/or redevelopment of foreclosed or abandoned residential properties that may subsequently be sold by PHA to very low income home buyers
- Demolition of vacant blighted structures to clear land for redevelopment

**Acquisition and Relocation:**

HUD Requirement: Indicate whether grantee intends to demolish or convert any low- and moderate-income dwelling units (i.e., ≤ 80% of area median income).

If so, include:

- The number of low- and moderate-income dwelling units—i.e., ≤ 80% of area median income—reasonably expected to be demolished or converted as a direct result of NSP-assisted activities.
- The number of NSP affordable housing units made available to low-, moderate-, and middle-income households—i.e., ≤ 120% of area median income—reasonably expected to be produced by activity and income level as provided for in DRGR, by each NSP activity providing such housing (including a proposed time schedule for commencement and completion).
- The number of dwelling units reasonably expected to be made available for households whose income does not exceed 50 percent of area median income.

Paterson Response:

The City intends to demolish one residential structure 18 Amity Street that has been determined to be imminently hazardous. One additional home at 82 E Main Street that was a foreclosed property acquired by the City also will be demolished and the property will be redeveloped into a public park. 18 Amity Street has been determined to be imminently hazardous; this property is privately owned and is expected to remain in private ownership with a lien placed on it in the amount of the demolition.

**Public Comment:**

For Substantial Amendment #5 no public comments were received.

**Project Summary**

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
Admin	Admin	401	Admin
B	Aquisition and Rehab	101	Aquisition & Rehab 25%Set-Aside
		102	Aquisition & Rehab of LMMI
BCKT	Bucket Project	Cancel	Cancel
		Canceled	Canceled
D	Demolition	201	Cancelled Demo
		202	Demolition of LMMI
E	Acq & Redevelopment	301	Acq & Rehab of 25%Set-Aside
		302	Acq & Rehab of LMMI
		303	Construction of Public Facilities



# Activities

**Project # / Title:** Admin / Admin

**Grantee Activity Number:** 401  
**Activity Title:** Admin

**Activity Type:**

Administration

**Project Number:**

Admin

**Projected Start Date:**

01/01/2009

**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:**

Under Way

**Project Title:**

Admin

**Projected End Date:**

09/01/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 84,757.67

**Other Funds Total:** \$ 0.00

**Total Funds Amount:** \$ 84,757.67

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

Yes

**Activity is being carried out through:**

Grantee Employees and Contractors

**Organization carrying out Activity:**

city of Paterson - Community Development Division

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

Responsible Organization	Organization Type	Proposed
city of Paterson - Community Development Division	Unknown	\$ 84,757.67

**Location Description:**

125 Ellison Street, 2nd and 4th Floors Paterson NJ 07505

**Activity Description:**



The maximum allowable administrative fee for this program is 10% of program funds and 10% of program income. The City will utilize \$226,644 for this purpose from grant funds. The City will enter into such contracts as needed with the Housing Authority and others to implement this program.

**Project # / Title: B / Aquisition and Rehab**

**Grantee Activity Number: 101**  
**Activity Title: Aquisition & Rehab 25%Set-Aside**

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

**Activity Status:**  
 Completed

**Project Number:**  
 B

**Project Title:**  
 Aquisition and Rehab

**Projected Start Date:**  
 01/01/2009

**Projected End Date:**  
 03/09/2013

**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

**Total Budget:** \$ 517,615.98

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

**Other Funds Total:** \$ 0.00

**Environmental Assessment:**  
 COMPLETED

**Total Funds Amount:** \$ 517,615.98

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

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	3	3		100.00
# of Households	3	3		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	3
# of Housing Units	3
# of Properties	2



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

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Paterson Housing Authority2

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

Responsible Organization	Organization Type	Proposed
Paterson Housing Authority2	Unknown	\$ 517,615.98

**Location Description:**

The area targeted for this program is Census Tracts 1805 and 1807. The properties acquired are 77 Arch Street and 75 North 1st Street which are located in Census Tract 1805.

**Activity Description:**

Property acquisition and rehabilitation will be undertaken in Census Tract 1805 and 1807. This area has a high percentage of foreclosed properties, a high percentage of subprime lending and a high risk of additional future foreclosures. By acquiring and rehabilitating vacant, blighted, foreclosed properties, the City can begin to address the needs of the community for a safe and decent environment. There will be three units in two structures that will be targeted for-rent to households with incomes below 50% of AMI. The properties at 77 Arch Street will be rehabilitated into a single-family house and the property at 75 N 1st Street will be rehabilitated with two new housing units.

The Paterson Housing Authority has been identified as a capable and suitable 3rd party organization for purposes of the City’s NSP grant. PHA may choose to offer additional subsidies such as Section 8 to ensure that homes are affordable. The Paterson Housing Authority is the responsible organization for this activity.



**Grantee Activity Number:** 102  
**Activity Title:** Aquisition & Rehab of LMMI

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

**Activity Status:**  
 Completed

**Project Number:**  
 B

**Project Title:**  
 Aquisition and Rehab

**Projected Start Date:**  
 01/01/2009

**Projected End Date:**  
 03/09/2013

**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

**Total Budget:** \$ 561,559.92

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

**Other Funds Total:** \$ 0.00

**Total Funds Amount:** \$ 561,559.92

**Environmental Assessment:**  
 COMPLETED

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

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

Proposed Accomplishments	Total
# of Singlefamily Units	2
# of Housing Units	2
# of Properties	1

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

**Organization carrying out Activity:**  
 Paterson Housing Authority2

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

Responsible Organization	Organization Type	Proposed
Paterson Housing Authority2	Unknown	\$ 561,559.92

**Location Description:**

The target area for this program is Census tracts 1805 and 1807. The Paterson Housing Authority has acquired 157 N 3rd Street which is in Census Tract 1805.

**Activity Description:**

Property acquisition and rehabilitation will be undertaken in the high priority census tract areas 1805 and 1807. This area has high percentage of foreclosed properties, a high percentage of subprime lending and a high risk of additional future foreclosures. By acquiring and renovating foreclosed properties, the City can begin to address the needs of the community for a safe and decent environment. The parcel will be acquired at a minimum 1% discount from the market value. The market value will be determined by an appraisal of the property. The property will be renovated to create rental housing opportunities for low, moderated and middle income households. The property at 157 N 3rd Street will be renovated with two living units. Abandoned or foreclosed properties will be acquired either by the City or a 3rd party organization. Properties that are acquired by the City will be transferred to the 3rd party for redevelopment and sale or lease to households with incomes below 120% of AMI. The Paterson Housing Authority has been identified as a capable and suitable 3rd party organization for purposes of the City’s NSP grant. PHA may choose to offer additional subsidies such as Section 8 to ensure that homes are affordable.

**Project # / Title: BCKT / Bucket Project**

**Grantee Activity Number: Cancel**  
**Activity Title: Cancel**

**Activity Type:**

Clearance and Demolition

**Project Number:**

BCKT

**Projected Start Date:**

01/01/2009

**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:**

Planned

**Project Title:**

Bucket Project

**Projected End Date:**

06/30/2010

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 0.00

**Other Funds Total:** \$ 0.00

**Total Funds Amount:** \$ 0.00

**Proposed Beneficiaries**

# of Households

Total	Low	Mod	Low/Mod%
4	4		100.00

**Proposed Accomplishments**

**Total**



# of Housing Units 2  
 # of Non-business Organizations benefitting  
 # of Businesses  
 # of Public Facilities  
 # of buildings (non-residential)  
 # of Properties 2

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

**Organization carrying out Activity:**  
 City of Paterson - Community Development Division

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

Responsible Organization	Organization Type	Proposed
City of Paterson - Community Development Division	Unknown	\$ 70,000.00

**Location Description:**

As described under Acquisition, the target area of this activity is Census tracts 1805 and 1807.

**Activity Description:**

Two of the acquired properties will be demolished to prepare for redevelopment as new homes for low income households, with income under 50% of median. The value of demolition for these homes is estimated to be \$70,000.



**Grantee Activity Number:** Canceled  
**Activity Title:** Canceled

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

BCKT

**Projected Start Date:**

01/01/2009

**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:**

Planned

**Project Title:**

Bucket Project

**Projected End Date:**

12/31/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 0.00

**Other Funds Total:** \$ 0.00

**Total Funds Amount:** \$ 0.00

**Proposed Beneficiaries**

# of Households

Total	Low	Mod	Low/Mod%
8		8	100.00

**Proposed Accomplishments**

# of Housing Units

**Total**

8

# of Properties

4

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

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Paterson - Community Development Division

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

**Responsible Organization**

City of Paterson - Community Development Division

**Organization Type**

Unknown

**Proposed**

\$ 639,997.00

**Location Description:**

As described under Acquisition, the target area of this activity is Census Tracts 1805 and 1807. Properties acquired under the Acquisition activity will be rehabilitated and sold to low to moderate income households.

**Activity Description:**

An estimated 4 homes will be rehabilitated and will be sold used for owner-occupied housing using NSP funding. The homes



may have more than one living unit. The sale price shall not exceed and will often be less than, the NSP funds invested in the property. The resale of the units shall be affordable to households between 51 and 80% of median income. Homes will be subject to a resale provision to ensure their continued affordability. When the home is resold, the subsequent buyer must qualify as income eligible and the home must be made available at a cost that is affordable to that buyer. The resale restriction will have a term of 15 years. Affordability will be maintained by using a formula to cap the resale price while ensuring the seller receives a fair return on investment. Rental units will be subject to affordability restrictions for up to 15 years with rents subject to 92.252 requirements. Tenants may have incomes up to 120% of median.

**Project # / Title: D / Demolition**

**Grantee Activity Number: 201**  
**Activity Title: Cancelled Demo**

**Activity Type:**

Clearance and Demolition

**Project Number:**

D

**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.

**Environmental Assessment:**

COMPLETED

**Benefit Report Type:**

Area Benefit (Census)

**Activity Status:**

Completed

**Project Title:**

Demolition

**Projected End Date:**

03/09/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 0.00

**Other Funds Total:** \$ 0.00

**Total Funds Amount:** \$ 0.00

**Proposed Beneficiaries**

# of Persons

Total	Low	Mod	Low/Mod%
3447	2182	455	76.50

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

**Total**



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

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Paterson - Community Development Division

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

**Responsible Organization**

City of Paterson - Community Development Division

**Organization Type**

Unknown

**Proposed**

\$ 0.00

**Location Description:**

Census Tract 1807 and 1805.

**Activity Description:**

This activity has been cancelled and moved to activity 202.

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**Grantee Activity Number: 202**  
**Activity Title: Demolition of LMMI**

**Activity Type:**  
 Clearance and Demolition

**Activity Status:**  
 Under Way

**Project Number:**  
 D

**Project Title:**  
 Demolition

**Projected Start Date:**  
 01/01/2009

**Projected End Date:**  
 03/09/2013

**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

**Total Budget:** \$ 92,150.00

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

**Other Funds Total:** \$ 0.00

**Total Funds Amount:** \$ 92,150.00

**Environmental Assessment:**  
 COMPLETED

**Benefit Report Type:**  
 Area Benefit (Census)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Persons	3447	2182	553	79.34

Proposed Accomplishments	Total
# of Singlefamily Units	5
# of Housing Units	5
# of Non-business Organizations benefitting	
# of Businesses	
# of Public Facilities	
# of buildings (non-residential)	
# of Properties	3

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

**Activity is being carried out through:**  
 Grantee Employees and Contractors

**Organization carrying out Activity:**  
 City of Paterson - Community Development Division

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

Responsible Organization	Organization Type	Proposed
City of Paterson - Community Development Division	Unknown	\$ 92,150.00



**Location Description:**

18 Amity Street which is located in Census Tract 1807 and 82 E Main Street which is located in Census Tract 1807.

**Activity Description:**

The property at 18 Amity Street has been determined to be an imminent hazards and will be demolished. The property at 82 E Main Street has been demolished to clear the land for a public park.

The City will search for additional properties to demolish to create more public parks and open space.

**Project # / Title: E / Acq & Redevelopment**

**Grantee Activity Number: 301**  
**Activity Title: Acq & Rehab of 25%Set-Aside**

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

E

**Projected Start Date:**

01/01/2009

**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.

**Environmental Assessment:**

COMPLETED

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Completed

**Project Title:**

Acq & Redevelopment

**Projected End Date:**

03/09/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 310,577.90

**Other Funds Total:** \$ 0.00

**Total Funds Amount:** \$ 310,577.90

**Proposed Beneficiaries**

# Renter Households

**Total                      Low                      Mod                      Low/Mod%**

2                                      2                                      100.00

# of Households

2                                      2                                      100.00

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

2



# of Housing Units 2  
 # ELI Households (0-30% AMI)  
 # of Properties 1

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

No

**Organization carrying out Activity:**

Paterson Housing Authority2

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

Responsible Organization	Organization Type	Proposed
Paterson Housing Authority2	Unknown	\$ 310,577.90

**Location Description:**

91 Jefferson which is located in Census Tract 1805.

**Activity Description:**

Approximately, two housing units in one structure will be developed for rental housing using NSP funding. The rents of the units shall be affordable to households between 0 and 50% of median income. The Paterson Housing Authority will rehab the property at 91 Jefferson Street into two units of housing. This activity will partially fulfill the requirement that not less than 25 percent of the funds appropriated or otherwise made available under this section shall be used for the purchase and redevelopment of demolished homes or vacant residential properties that will be used to house individuals or families whose incomes do not exceed 50 percent of area median income.



**Grantee Activity Number:** 302  
**Activity Title:** Acq & Rehab of LMMI

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

**Activity Status:**  
 Under Way

**Project Number:**  
 E

**Project Title:**  
 Acq & Redevelopment

**Projected Start Date:**  
 01/01/2009

**Projected End Date:**  
 03/09/2013

**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

**Total Budget:** \$ 632,312.53

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

**Other Funds Total:** \$ 0.00

**Total Funds Amount:** \$ 632,312.53

**Environmental Assessment:**  
 COMPLETED

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

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter 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:**  
 Paterson Housing Authority2

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

Responsible Organization	Organization Type	Proposed
Paterson Housing Authority2	Unknown	\$ 632,312.53

**Location Description:**  
 All properties will be located in Census Tracts 1805 and 1807.



**Activity Description:**

The activity will allow the City to purchase and redevelop demolished homes and vacant properties and to offer them for-sale or for-rent to households with incomes below 120% AMI. All of the homes will be located in the delineated NSP1 target area. The Paterson Housing Authority has been designated to acquire and redevelop one to two houses for rent to low, moderate and middle income households.

The City also plans to acquire vacant houses, demolish the structures and improve the cleared lots as parks and open space.

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**Grantee Activity Number: 303**  
**Activity Title: Construction of Public Facilities**

**Activity Type:**  
 Rehabilitation/reconstruction of public facilities

**Activity Status:**  
 Under Way

**Project Number:**  
 E

**Project Title:**  
 Acq & Redevelopment

**Projected Start Date:**  
 01/01/2009

**Projected End Date:**  
 03/09/2013

**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

**Total Budget:** \$ 67,667.00

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

**Other Funds Total:** \$ 0.00

**Total Funds Amount:** \$ 67,667.00

**Environmental Assessment:**  
 COMPLETED

**Benefit Report Type:**  
 Area Benefit (Census)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Persons	3447	2182	553	79.34

Proposed Accomplishments	Total
# of Non-business Organizations benefitting	
# of Public Facilities	2

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

**Activity is being carried out through:**  
 Grantee Employees and Contractors

**Organization carrying out Activity:**  
 City of Paterson

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

Responsible Organization	Organization Type	Proposed
City of Paterson	Local Government	\$ 67,667.00

**Location Description:**  
 The property at 82 E Main Street in Census Tract 1807 has been acquired.

**Activity Description:**  
 The property at 82 E Main Street has been acquired and demolished and will be redeveloped as a public park.

The City will redevelop other acquired and demolished properties as public parks.

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## Action Plan Comments:

Reviewer - Rejected because blank. Grantee shall resubmit. AE 11/5/08

Reviewer - The required narratives have not been completed. Please consult the DRGR Training Powerpoint Slides (with notes), slides 17-34. Narratives are discussed commencing on Slide 21. There are six (6) narrative sections. Also, please revise "funding type" to "DRGR", per Slide 20.

## Action Plan History

Version	Date
B-08-MN-34-0103 AP#1	03/13/2014
B-08-MN-34-0103 AP#2	11/14/2013
B-08-MN-34-0103 AP#3	03/14/2013
B-08-MN-34-0103 AP#4	04/16/2012
B-08-MN-34-0103 AP#5	02/22/2011
B-08-MN-34-0103 AP#6	05/14/2010

