

Action Plan

Grantee: York County, PA

Grant: B-08-UN-42-0001

Grant Amount:	\$ 2,017,253.00
Status:	Reviewed and Approved
Estimated PI/RL	\$ 108,359.57
Total Budget:	\$ 2,125,612.57

Funding Sources

No Funding Sources Found

Narratives

Areas of Greatest Need:

York County is anticipated to receive an allocation of \$2,017,253.00 from the U.S. Department of Housing and Urban Development (HUD) under the Neighborhood Stabilization Program (NSP). The NSP was authorized under the Housing and Economic Recovery Act (HERA) of 2008, for the purpose of assisting in the redevelopment of abandoned and foreclosed homes. Staff of the Housing & Community Development Division of the York County Planning Commission (YCPC) has completed the NSP Substantial Amendment, required by HUD, which identifies the areas of greatest need within the County and specifies the types of activities the County will undertake with these funds. The NSP Substantial Amendment was available for public view and comment beginning November 11, 2008, via the YCPC website (www.ycpc.org) and York County website (www.york-county.org). A display ad was published in York Newspapers on the same date alerting the public of this information and its availability. The aforementioned web announcements were available through November 30, 2008. The NSP Substantial Amendment, which is an amendment to the 2008 York County Annual Action Plan and 2005-2009 York County Consolidated Plan, was approved by the York County Commissioners on November 26, 2008.

Distribution and Uses of Funds:

In preparing the information needed for the NSP Substantial Amendment, YCPC staff conducted a needs assessment of York County utilizing data related to the number of home foreclosures in 2008, the number of current foreclosure filings, the number of loans made in the County from 2004 to 2006 and the percentage of those loans that were identified as sub-prime loans. The aforementioned data was mapped and outlined the areas of greatest need within the County. The areas of greatest need are located in the following municipalities: Hanover Borough, Dallastown Borough, Red Lion Borough, West York Borough and Yoe Borough. Because of the high number of foreclosure filings in these areas, they were determined to be at the highest risk of foreclosure. This data was also compared to the HUD Risk Score, which measures the estimated foreclosure and abandonment risk of every census block group in York County. The County of York proposes to utilize NSP funds to promote neighborhood stabilization where sub-prime lending, foreclosure and housing vacancies have negatively affected the housing market. Specifically, the County will use NSP funds for acquisition, demolition, rehabilitation, preservation, energy efficiency and conservation of eligible properties in Hanover Borough, Dallastown Borough, Red Lion Borough, West York Borough and Yoe Borough.

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>	
BCKT	Bucket Project	NSP - 01	NSP - 01
		NSP - 02	NSP - 02
		NSP - 04	NSP - 04

Activities



Grantee Activity Number: NSP - 02
Activity Title: NSP - 02

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

BCKT

Projected Start Date:

03/01/2009

National Objective:

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

Environmental Assessment:

Activity Status:

Under Way

Project Title:

Bucket Project

Projected End Date:

02/28/2014

Total Budget:

\$ 612,672.82

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 612,672.82

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
5	5		100.00

Proposed Accomplishments

of Housing Units

Total

5

ELI Households (0-30% AMI)

#Sites re-used

1

#Units exceeding Energy Star

5

#Units with bus/rail access

5

#Low flow showerheads

5

#Low flow toilets

5

#Dishwashers replaced

2

#Refrigerators replaced

5

#Light fixtures (outdoors) replaced

5

#Light Fixtures (indoors) replaced

10

#Replaced hot water heaters

5

#Replaced thermostats

5

#Efficient AC added/replaced

2

#High efficiency heating plants

5

#Additional Attic/Roof Insulation

5

#Energy Star Replacement Windows

50

of Properties

5



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

York Habitat for Humanity

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
York Habitat for Humanity	Non-Profit	\$ 504,313.25

Location Description:

Activities will be conducted within the areas of greatest need identified throughout the County, which include Hanover Borough, Dallastown Borough, Red Lion Borough, West York Borough and Yoe Borough. Specific activity locations within the aforementioned areas will be determined once local applications are approved. If the County utilizes NSP funds in the City of York, the County must demonstrate the project meeting the "greatest need" requirement within the City of York and York County and the project must occur on demolished or vacant land that is either abandoned or foreclosed upon.

Activity Description:

NSP funds will be used to benefit those at 50% of area median income (required 25% set aside funds) in areas of greatest need as determined by HUD and identified above in the location description. Projects funded under this activity will be acquisition, demolition and/or rehabilitation of properties that have been abandoned or foreclosed upon. All activities undertaken with NSP funds shall comply with the regulations and issuances promulgated pursuant to the program as part of the Housing and Economic Recovery Act of 2008, as amended or revised.



Grantee Activity Number: NSP - 01
Activity Title: NSP - 01

Activity Type:

Acquisition - general

Project Number:

BCKT

Projected Start Date:

03/01/2009

National Objective:

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

Environmental Assessment:

Activity Status:

Under Way

Project Title:

Bucket Project

Projected End Date:

02/28/2014

Total Budget:

\$ 1,311,214.45

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 1,311,214.45

Benefit Report Type:

Area Benefit (Survey)

Proposed Beneficiaries

of Persons

Total

4196

Low

2237

Mod

Low/Mod%

53.31

of Permanent Jobs Created

3

0.00

Proposed Accomplishments

of Housing Units

Total

12

Total acquisition compensation to owners

1100000

of buildings (non-residential)

6

of Properties

1

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

York County Planning Commission

Proposed budgets for organizations carrying out Activity:

Responsible Organization

York County Planning Commission

Organization Type

Unknown

Proposed

\$ 1,311,214.45

Location Description:

1320 West Market Street, West York Borough, York - PA.

West York Borough was determined to be one of the areas of greatest need in York County.

Activity Description:

MBI Development Company, Inc. (MBI) has been awarded \$1,100,000 for the acquisition of 1320 West Market Street, known as the Keystone Weaving Mill, \$11,214.45 for closing costs, and \$200,000 in demolition, engineering, market study and environmental review costs. Currently, the property of the Mill is a blighting influence on the West York Borough community that was identified as an area of greatest need via the HUD ranking system used for the County's NSP Program.

This project will be a mixed use, mixed income project creating eighty (80) units of affordable and market-rate rental housing. The project will leverage low income housing tax credits (LIHTC) and up to \$5,000,000 in financing backed by the Affordable Housing Trust Fund (AHTF) with payments from the fund of up to \$250,000 per year for a twenty (20) year term. The



Redevelopment Authority of the County of York (RACY) will acquire and hold title to this property until MBI receives an allocation of LIHTC.

In addition to this project, CDBG-R funds are anticipated to be used in the area for streetscape improvements along with an Elm Street Grant. Also, CDBG and HOME projects completed and underway are also having a positive effect on West York Borough and combined, are having a significant impact on the Borough.



Grantee Activity Number: NSP - 04
Activity Title: NSP - 04

Activity Type:

Administration

Project Number:

BCKT

Projected Start Date:

03/01/2009

National Objective:

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

Environmental Assessment:

Activity Status:

Under Way

Project Title:

Bucket Project

Projected End Date:

02/28/2014

Total Budget:

\$ 201,725.30

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 201,725.30

Benefit Report Type:

NA

Activity is being carried out by Grantee:

Yes

Organization carrying out Activity:

York County Planning Commission
Housing & Community Development Department
28 East Market Street
York, PA 17401-1580
M. Chris Rafferty

Activity is being carried out through:

Grantee Employees

Activity:

Organization Type

Proposed

York County Planning Commission

Unknown

\$ 201,725.30

Location Description:

York County Planning Commission Housing & Community Development Department 28 East Market Street York, PA 17401-1580

Activity Description:

Program Administration - Personnel & Operating General management and coordination of the Neighborhood Stabilization Program, including indirect and operation costs associated with the Program.



Action Plan Comments:

Reviewer - The Plan was amended, going through citizen participation process from March 25 to April 23. Activity 3 is deleted, and budget and activity for Activity 2 are amended. A subrecipient Habitat for Humanity will implement this activity for housing units targeted towards households with income at 50% or below LM area income.

Action Plan History

Version	Date
B-08-UN-42-0001 AP#1	05/29/2012
B-08-UN-42-0001 AP#2	03/27/2013
B-08-UN-42-0001 AP#3	05/25/2010
B-08-UN-42-0001 AP#4	06/01/2012
B-08-UN-42-0001 AP#5	05/20/2010
B-08-UN-42-0001 AP#6	02/25/2013

