

Action Plan

Grantee: New York

Grant: B-11-DN-36-0001

LOCCS Authorized Amount:	\$ 5,000,000.00
Grant Award Amount:	\$ 5,000,000.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 89,900.00
Total Budget:	\$ 5,089,900.00

Funding Sources

No Funding Sources Found

Narratives

Summary of Distribution and Uses of NSP Funds:

In June 2011, HFA completed its RFP selection process and selected four projects to award a total of \$4,500,000. Some of the original awards were subsequently modified in response to market conditions. The current selected activities are detailed in the fourth NSP3 Substantial Amendment, which was submitted to HUD on October 4, 2013. HFA will retain \$500,000 for administrative purposes.

How Fund Use Addresses Market Conditions:

The selection process for the NSP3 program was designed to ensure that the limited NSP3 funds available were awarded to applicants with programs that have or will meet all federal requirements, demonstrate a significant need for the proposed activity, and produce a substantial impact to the community. Proposed areas of need were required to have an NSP3 Need Score of 16 or higher to ensure that funds give priority emphasis to areas with the highest percentage of home foreclosures, the highest percentage of homes financed by subprime mortgage-related loans, and most likely to face a significant rise in the rate of home foreclosures.

Ensuring Continued Affordability:

Each of New York State's NSP3 programs will ensure affordability for different periods of time, but at a minimum will be consistent with the HOME program standards at 24 CFR 92.254. In all cases, affordability will be enforced through a mortgage, restrictive covenant, or other enforcement mechanism.

Definition of Blighted Structure:

The term "Blighted Structure" shall mean a structure that shows signs of deterioration that are sufficient to constitute a threat to human health, safety and public welfare and is considered substandard under local definition. This condition must be certified by an authorized government entity. Detailed explanation of the physical condition of the structure or structures is required to establish the extent of substandard and blighting conditions.

Definition of Affordable Rents:

During Year 1, if an NSP-assisted property consists of tenants with incomes at or below 50% of AMI, rents for such property may not exceed 30% of 50% of AMI, adjusted for family size and tenant-paid utilities; or
If an NSP-assisted property consists of tenants with incomes between 50% and 80% of AMI, the rents in such property may not exceed 30% of 80% of AMI, adjusted for family size and tenant-paid utilities; or
If an NSP-assisted property consists of tenants with incomes between 80% and 120% of AMI, the rents in such property may not exceed 30% of 120% of AMI, adjusted for family size and tenant-paid utilities.



During years 2 through the end of the affordability period, rents may increase by 2% per year. HFA will consider an alternate formula for rent increases based on local market conditions.

Housing Rehabilitation/New Construction Standards:

In addition to the housing rehabilitation standards required by NSP3, all rehabilitation activities assisted under NSP3 shall address health and safety violations, correct substandard conditions and make essential improvements. Such improvements shall include but are not limited to: performing energy-related repairs or improvements including the installation of Energy Star appliances and energy efficient windows, providing for handicapped accessibility under reasonable accommodation and reasonable modification standards, the abatement of lead-based paint hazards and the repair or replacement of major housing systems in danger of failure. All rehabilitation must meet applicable local standards, codes and ordinances. Lead Based Paint standards apply to housing built prior to 1978.

Vicinity Hiring:

The grant agreement with HFA requires each subrecipient to provide for and report on the hiring of employees who reside in the vicinity of the project or contract with small businesses that are owned and operated by persons residing in the vicinity of the project.

Procedures for Preferences for Affordable Rental Dev.:

Through its RFP process, HFA created a preference for projects that will provide affordable rental housing.

Grantee Contact Information:

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Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
ADMIN	Administration	6000-NYS Admin	NSP3 Administration
E	Redevelopment	3010	City of New York
		3028	City of Rochester
		3043	Wyandanch Rising - Building B

Activities

Project # / Title: ADMIN / Administration

Grantee Activity Number: 6000-NYS Admin
Activity Title: NSP3 Administration

Activity Type:

Administration

Project Number:

ADMIN

Projected Start Date:

03/04/2011

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:

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

11/01/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 500,000.00

Other Funds \$ 0.00

Total Funds \$ 500,000.00

Benefit Report Type:

NA

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

New York State Housing Finance Agency

Proposed budgets for organizations carrying out Activity:

Responsible Organization

New York State Housing Finance Agency

Organization Type

State Agency

Proposed

\$ 500,000.00

Location Description:



The office of the grantee administering New York State's NSP3 award, the New York State Housing Finance Agency, is located at 641 Lexington Avenue, New York, New York 10022.

Activity Description:

This activity was created to represent the 10 percent Administrative Set Aside of New York State's NSP3 award, for the purposes of drawing funds for the reimbursement of administrative and program related expenses.

Project # / Title: E / Redevelopment

Grantee Activity Number: 3010
Activity Title: City of New York

Activity Type:

Construction of new housing

Project Number:

E

Projected Start Date:

05/01/2012

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:

Under Way

Project Title:

Redevelopment

Projected End Date:

11/01/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 3,074,038.00

Other Funds \$ 0.00

Total Funds \$ 3,074,038.00

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	13	13		100.00
# of Households	13	13		100.00

Proposed Accomplishments

	Total
# of Multifamily Units	13
# of Housing Units	13



Activity is being carried out by Grantee:

No

Activity is being carried out through:**Organization carrying out Activity:**

NYC Department of HPD

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
NYC Department of HPD	Local Government	\$

Location Description:

East New York neighborhood of Brooklyn (Kings County), New York and Port Morris neighborhood of The Bronx (Bronx County), New York.

Activity Description:

The City of New York's NSP3 program consists of two separate projects, described as follows:

- 1) New York City will undertake a project in the East New York section of Brooklyn that will expand upon several development projects that have been completed or are under development in the immediate area, some of which are funded under NSP1, and all of which are contributing to an overall effort to rehabilitate the neighborhood, which is experiencing high rates of foreclosure and has great need for affordable rental housing. The project consists of the new construction of three buildings on three vacant lots, creating 29 units of new rental housing. Within this program, New York State NSP3 funds will specifically be allocated to construct four units for income-qualifying tenants at or below 50% of AMI.
- 2) New York City will undertake a project in the Port Morris section of the South Bronx, which is one of the community districts with the highest rates of poverty and of unemployment across New York City. The project will result in job growth from the new construction activity as well as economic activity from the tenants and the supportive service providers that will work in the new development. The project consists of the new construction of two buildings on two vacant lots, creating 121 units of supportive rental housing for seriously and persistently mentally ill individuals and chronically homeless families, who are in great need of housing and related support. Within this project, New York State NSP3 funds will specifically be allocated to construct nine units for income-qualifying tenants at or below 50% of AMI.

Grantee Activity Number: 3028
Activity Title: City of Rochester

Activity Type:

Construction of new housing

Project Number:

E

Projected Start Date:

05/01/2012

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:

Under Way

Project Title:

Redevelopment

Projected End Date:

02/01/2016

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 515,862.00

Other Funds \$ 0.00

Total Funds \$ 515,862.00

Proposed Beneficiaries

Owner Households

Total

Low

Mod

Low/Mod%

3

3

100.00

of Households

3

3

100.00

Proposed Accomplishments

of Singlefamily Units

Total

3

of Housing Units

3

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Rochester

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Rochester

Organization Type

Local Government

Proposed

\$ 515,862.00

Location Description:



Activity Description:

The City of Rochester will undertake a program to redevelop three City-owned vacant single-family homes in the Susan B. Anthony Preservation District located in the southwest quadrant of the City of Rochester, creating three units of rehabilitated homeownership housing for households between 80% and 120% of AMI. The three homes comprise 75% of the vacant properties in the neighborhood. The proposed program will expand upon several other affordable development projects that have been completed and/or under development in the immediate area, all of which are contributing to an overall effort to improve the southwest neighborhoods of the City.

Grantee Activity Number: 3043
Activity Title: Wyandanch Rising - Building B

Activity Type:

Construction of new housing

Project Number:

E

Projected Start Date:

10/31/2013

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:

Redevelopment

Projected End Date:

02/01/2016

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,000,000.00

Other Funds \$ 0.00

Total Funds \$ 1,000,000.00

Proposed Beneficiaries

Renter Households

Total	Low	Mod	Low/Mod%
60			0.00
60			0.00

of Households

Proposed Accomplishments

of Multifamily Units

of Housing Units

Total

60

60

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

WR Communities B LLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

WR Communities B LLC

Organization Type

For Profit

Proposed

\$

Location Description:



Activity Description:

WR Communities B LLC is undertaking the development of a second mixed-income, mixed-use building as part of Phase 1 of the Wyandanch Rising redevelopment efforts being led by the Town of Babylon in Suffolk County. Wyandanch Rising is a transit oriented development representing significant public and private efforts to transform the greater Wyandanch community, which has long been recognized as one of the most economically disadvantaged communities on Long Island. The building, which is new construction on currently vacant land, will contain 86 units of environmentally sustainable rental housing above ground floor, neighborhood supported retail. Within this project, New York State NSP3 funds will specifically be allocated to partially finance the development of 60 of the rental units, 51 of which will be set aside for income-qualifying tenants at or below 60% of AMI, and an additional 9 units set aside for income-qualifying tenants at or below 90% of AMI.

Action Plan Comments:

- Reviewer - 01-26-11: AR- Grantee will adjust project activity information due to DRGR complications.
- Reviewer - AR: 1-27-12 - Grantee has made no significant changes at this time.
- Reviewer - Please be advised that the Grantee has added three new activities. Project budget totals equates to \$4,000,000.00 but the Grantee will add a new activity after the 4-30-12 QPR submission. - AR
- Reviewer - AP must equate to grant award, 1 million dollars in grant funds must be obligated/programmed at this time.
- Reviewer - AP must equate to grant award, 1 million dollars in grant funds must be obligated/programmed at this time. AR 4-18-13
- Reviewer - Please be advised that the Grantee has made changes to its Substantial Amendment that coincides with the submitted Action Plan. The Grantee has decreased the number of propose units from 17 to 13 units for Grant Activity Number 3010. A new geographic location in Bronx County was also added. The Grantee has also added/updated two activities for its sub-grantee Suffolk County. All grant funds have been allocated to an eligible activity. Benefit performance measures appear reasonable and in agreement with the substantial amendment. 4-18-13
- Reviewer - 10-17-14: Reviewer: Barbara a Maultsby: Please be advised that the Grantee has revised the completion dates for the activities.

Action Plan History

Version	Date
B-11-DN-36-0001 AP#1	07/16/2015
B-11-DN-36-0001 AP#2	10/17/2014
B-11-DN-36-0001 AP#3	10/22/2013
B-11-DN-36-0001 AP#4	04/18/2013
B-11-DN-36-0001 AP#5	04/26/2012

B-11-DN-36-0001 AP#6

01/27/2012

B-11-DN-36-0001 AP#7

07/29/2011

