

Action Plan

Grantee: Nassau County, NY

Grant: B-11-UN-36-0101

LOCCS Authorized Amount:	\$ 2,116,070.00
Grant Award Amount:	\$ 2,116,070.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 211,700.00
Total Budget:	\$ 2,327,770.00

Funding Sources

No Funding Sources Found

Narratives

Summary of Distribution and Uses of NSP Funds:

The Nassau County Office of Community Development (NCOCD), having completed a request for proposals and selection process has selected three partners for this third round of funding. NCOCD has chosen to conduct two main activities. Firstly NCOCD will use this funding to help address the rental housing shortage across the County. NCOCD has allocated an amount well over the 25% minimum for the low income set-aside. The total allocation for the LI project is \$1,188,863.04. Second NCOCD will use the funding to create affordable homeownership opportunities. This kind of work has long since been a hallmark of this offices accomplishments, and we are pleased to allocated another \$906,046.26 to the LMMI project line.

How Fund Use Addresses Market Conditions:

NCOCD will lead and continue to be involved with enhanced coordination between public and nonprofit housing providers and with private and public health service agencies. Organizations that serve the identified categories of residents will be encouraged to participate in the NSP to ensure that the County's low-income targeting goals are met. We will utilize our partners observations and our own analyses of market conditions concerning the location of identified properties in assessing the properties to be included in the program. We will carefully monitor market conditions in the targeted area before NCOCD purchases, rehabilitates, and resells or rents the homes. The percentage of foreclosures, the percentage of homes with high cost mortgages, and the likelihood that an area will face a significant rise in the rate of home foreclosures will be analyzed to determine where this program will do the most good.

Ensuring Continued Affordability:

NCOCD will ensure long term affordability of rental or individually owned and occupied properties through the use of subordinate NSP mortgages filed with the deed that will restrict the rent and/or use of the property for a term that meets or exceeds HOME requirements. In the event that title to the assisted property is transferred to an owner who is eligible for assistance under NSP guidelines, the amount of assistance will remain in the property to provide continued affordability. If title to the assisted property is transferred to an owner deemed ineligible for assistance under NSP guidelines before the affordability period expires, the assistance provided by NCOCD will be subject to recapture. NCOCD will monitor assisted rental and individually owned and occupied properties at initial occupancy and annually during the affordability period

Definition of Blighted Structure:

NCOCD will use the New York State definition of unsafe structures as our definition of blighted structures. The definition of "Unsafe Structures and Equipment" under 107 of the Fire Code of New York State states: "An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or to the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire or because such structures contain unsafe equipment or is so damaged, decayed dilapidated, or structurally unsafe; or is of such faulty construction or unstable foundation that partial or complete collapse is possible."



Definition of Affordable Rents:

Definition of affordable rents:

The maximum affordable rents shall not exceed the Fair Market Rents (FMR) as published annually by HUD for Nassau County, New York. Further, NSP requires that no less than 25% of allocated funds be targeted to units assisting residents earning no more than 50% of the AMI defined by HUD. For these units, the Low HOME Rent, which targets renters at or below 50% of AMI, will be utilized. The current applicable rents for both categories are listed below:

Fair Market Rent HOME Low Rent Limit

Efficiency	\$ 1,233.00	\$ 941.00
1 Bedroom	\$ 1,425.00	\$ 1,008.00
2 Bedroom	\$ 1,682.00	\$ 1,210.00
3 Bedroom	\$ 2,232.00	\$ 1,397.00
4 Bedroom	\$ 2,432.00	\$ 1,558.00
5 Bedroom	\$ 2,797.00	\$ 1,720.00
6 Bedroom	\$ 3,162.00	\$ 1,881.00

Housing Rehabilitation/New Construction Standards:

All NSP assisted properties will meet the NCOCD written residential rehabilitation standards. These standards are based on the County’s 30 years of rehabilitation program assistance under the Community Development Block Grant Program (CDBG). All deteriorated or substandard components will be addressed. The costs of improvements will not exceed 50% of the assessed or appraised value of the structure after completion of the proposed rehabilitation work.

All gut rehabilitation or new construction (i.e., general replacement of the interior of a building that may or may not include changes to structural elements such as flooring systems, columns or load bearing interior or exterior walls) of residential buildings up to three stories must be designed to meet the standard for Energy Star Qualified New Homes Standards.

All gut rehabilitation or new construction of mid or high-rise multifamily housing must be designed to meet American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) Standard 90.1-2004, Appendix G plus 20 percent (which is the Energy Star Standard for multi-family buildings piloted by the Environmental Protection Agency and the Department of Energy).

Other rehabilitation must meet these standards to the extent applicable to the rehabilitation work undertaken, e.g. replace older obsolete products and appliances including windows, doors, lighting, hot water heaters, furnaces, boilers, air-conditioning units, refrigerators, clothes washers, and dishwashers) with Energy Star- 46 labeled products.

Water efficient toilets, showers, and faucets, such as those with the Watersense label must be installed. Where relevant, the housing should be improved to mitigate the impact of disasters such as hurricanes and flooding.

Vicinity Hiring:

In order to provide for the hiring of employees who reside in the vicinity of NSP3 projects or contracts with small businesses that are owned and operated by persons residing in the vicinity of the project including information on existing local ordinances that address these requirements, Nassau County Office of Community Development (NCOCD) will ensure that all contracts and or agreements with developers, subrecipients and contractors include new job opportunities for training and employment arising in connection with housing rehabilitation, construction or other public construction projects be given to those that reside in Nassau County.

The jurisdiction certifies that it will, to the maximum extent feasible, provide for hiring of employees that reside in the vicinity of NSP3 funded projects or contract with small businesses that are owned and operated by persons residing in the vicinity of NSP3 projects.

Procedures for Preferences for Affordable Rental Dev.:

Grantee Contact Information:

Ricardo Mercado, Program Development Supervisor
Neighborhood Stabilization Program
Nassau County Office of Housing & Community Development
40 Main Street, Suite A
Hempstead, New York 11550
T (516) 572-1936
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Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
NSP3 - 120% AMI	Acq/Rehab <=120% Median Income	NSP3 - Calabrese	Acq/Rehab <=120% AMI
		NSP3 - KC Remodel	Acq/Rehab <=120% AMI
NSP3 - 50% AMI	Acq/Rehab 50% Median Income and	Calabrese <50	Calabrese <50



NSP3 - Admin

Administration

KC <50% AMI
Meadowbrook Dev. - NSP3
NSP3-03

KC <50% AMI
Acq/Rehab <=50% AMI
Program Activity

Activities



Grantee Activity Number: Calabrese <50
Activity Title: Calabrese <50

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP3 - 50% AMI

Projected Start Date:

06/01/2013

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:

Acq/Rehab 50% Median Income and Below

Projected End Date:

04/01/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 507,399.89

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 507,399.89

Proposed Beneficiaries

Renter Households

Total **Low** **Mod** **Low/Mod%**

4 4 100.00

of Households

4 4 100.00

Proposed Accomplishments

of Multifamily Units

Total

4

of Housing Units

4

#Units exceeding Energy Star

4

of Properties

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Calabrese Bros. Construction

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Calabrese Bros. Construction

Organization Type

For Profit

Proposed

\$ 545,909.30

Location Description:



114 Westside Ave., Freeport, NY

Activity Description:

Calabrese Bros. Construction will be acquiring a 4-family property for the purpose of creating affordable housing for residents whose income will not exceed 50% AMI.



Grantee Activity Number: KC <50% AMI
Activity Title: KC <50% AMI

Activity Type:

Construction of new housing

Project Number:

NSP3 - 50% AMI

Projected Start Date:

09/01/2013

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:

Acq/Rehab 50% Median Income and Below

Projected End Date:

09/01/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 396,463.15

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 396,463.15

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	4	4		100.00
# of Households	4	4		100.00

Proposed Accomplishments	Total
# of Multifamily Units	4
# of Housing Units	4
#Units exceeding Energy Star	4

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

Organization carrying out Activity:
Meadowbrook Development Corporation

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Meadowbrook Development Corporation	Non-Profit	\$ 396,463.15

Location Description:

40 Argyle Avenue, Uniondale NY - a new 4-family residence is planned to be constructed.

Activity Description:

The program partner KC Remodeling will acquire the unsafe structure currently present, and demolish it. A new energy star certified 4 family home will be constructed on the lot, and made available for occupancy to families whose income does not exceed 50% of the Area Median Income.



Grantee Activity Number: Meadowbrook Dev. - NSP3
Activity Title: Acq/Rehab <=50% AMI

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP3 - 50% AMI

Projected Start Date:

01/01/2013

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:

Planned

Project Title:

Acq/Rehab 50% Median Income and Below

Projected End Date:

04/30/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 285,000.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 285,000.00

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

Proposed Accomplishments	Total
# of Multifamily 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:

Meadowbrook Development Corporation

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Meadowbrook Development Corporation	Non-Profit	\$ 285,000.00

Location Description:

Meadowbrook Development Corporation is searching for multi-family homes within the HUD approved census tracts of: Elmont, North Valley Stream, Valley Stream, Baldwin, Freeport, Roosevelt, and Uniondale. A specific site has not been identified as

yet. NCOCD and Meadowbrook are actively searching for eligible projects.

Activity Description:

This activity provides or improves permanent residential structures that will be occupied by a household whose income is at or below 50% of the AMI. Meadowbrook Development Corporation a 501(c)(3) non-profit organization with extensive background in affordable housing and property management, which has been selected for this activity. The plan is to provide permanently housing for veterans who earn less than 50% AMI.



Grantee Activity Number: NSP3 - Calabrese
Activity Title: Acq/Rehab <=120% AMI

Activity Type:

Acquisition - general

Project Number:

NSP3 - 120% AMI

Projected Start Date:

05/01/2011

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:

Acq/Rehab <=120% Median Income

Projected End Date:

04/30/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 432,509.41

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 432,509.41

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	4		4	100.00
# of Households	4		4	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	4
# of Housing Units	4
# of Properties	4

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

Organization carrying out Activity:

Calabrese Bros. Construction

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Calabrese Bros. Construction	For Profit	\$ 940,000.00
KC Remodeling Inc.	For Profit	\$ 0.00

Location Description:



Calabrese Bros Construction LLC, is searching for single family homes within the HUD approved census tracts of: Elmont, North Valley Stream, Valley Stream, Baldwin, Freeport, Roosevelt, and Uniondale. A specific site has not been identified as yet. NCOCD and Calabrese Bros Construction are actively searching for eligible projects.

Activity Description:

This activity provides for acquisition and rehabilitation, which will improve permanent residential structures that will be purchased / occupied by a household whose income is at or below 120% of the AMI. Calabrese Bros Construction LLC, a for profit developer, has been selected to conduct this activity.



Grantee Activity Number: NSP3 - KC Remodel
Activity Title: Acq/Rehab <=120% AMI

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 NSP3 - 120% AMI

Projected Start Date:
 01/01/2013

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:
 Acq/Rehab <=120% Median Income

Projected End Date:
 04/30/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 473,536.85

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 473,536.85

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

Proposed Accomplishments	Total
# of Multifamily 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:
 KC Remodeling Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
KC Remodeling Inc.	For Profit	\$ 449,909.30

Location Description:

KC Remodeling Inc. is searching for a multi-family home within the HUD-approved census tracts of: Elmont, North Valley Stream, Valley Stream, Baldwin, Freeport, Roosevelt, and Uniondale. A specific site has not been identified as



yet. NCOCD and KC Remodeling Inc. are actively searching for eligible projects.

Activity Description:

This activity provides for acquisition and rehabilitation, which will improve permanent residential structures that will be purchased / occupied by a household whose income is at or below 120% of the AMI. KC Remodeling Inc., a for profit developer, has been selected to conduct this activity.



Grantee Activity Number: NSP3-03
Activity Title: Program Activity

Activity Type:

Administration

Project Number:

NSP3 - Admin

Projected Start Date:

05/01/2011

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:

EXEMPT

Benefit Report Type:

NA

Activity Status:

Planned

Project Title:

Administration

Projected End Date:

04/30/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 232,767.70

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 232,767.70

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Nassau County OHIA

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Nassau County OHIA	Local Government	\$ 211,607.00

Location Description:

Activity Description:



Action Plan Comments:

Reviewer - We are rejecting the County's NSP3 Application/Action Plan so that the County can clarify its intention to narrow their target areas through a later competition.

As HUD understands the intent, the County has selected a larger target area to then run an RFP process within the County. After this process the County will narrow down the target area according to the selected proposals and submit an amendment, no later than June 30, 2011.

When the County implements the NSP3 action plan, it must be implemented in target areas that are small enough to have an impact by addressing approximately 20% of the troubled units. In the narrative application, please be sure to clearly reflect your intention of narrowing down the target geography from 13 areas to a small enough geography where 20% of the troubled units can be addressed.

Please keep in mind that the RFP responses should identify the two numbers that the mapping system generates for the area selected, please refer to the Design Guidebook, Page 3 -

The goal is to identify areas where the grantee's NSP3 investment can have an impact and stabilize the neighborhood. In its analysis, the grantee should pay special attention to two numbers that the mapping system generates (for each geographic area identified by the grantee):

1) NSP3 foreclosure need score (NSP3NEED). This number is an indicator of the geographic area's need for NSP3 assistance. The grantee must select a target area with a foreclosure need score that is at or greater than the minimum need score for the State (NSP_MIN). The minimum need score for the State is also generated by the system and is the lesser of 17 (on a 20 point scale) or the State threshold score (20th percentile of the most needy census tracts in the State). If the grantee selects more than one target area, the average foreclosure need score for all the selected areas is used. Therefore, a target area may have a score that is less than the State's minimum need score, provided that when it is combined with the other selected target areas, the average score is greater. Note, the average score is weighted by the estimated number of housing units in each identified neighborhood. This means that the greater the number of housing units in a neighborhood, the more that neighborhood's score counts toward the overall average. In other words, not all neighborhoods weigh equally in the overall score. The new function being added to the Mapping Tool will enable grantees to know quickly whether their overall score qualifies. Dense areas with low need scores will lower the overall score, so these should be avoided. Grantees should ask whether lower-need areas are necessary to make a logical target geography. Enlarging the area without a good basis will prove difficult, especially in light of the second number, Impact.

2) Number of housing units needed to make an impact in identified target areas (IMPACT). This number presumes that a minimum of 20 percent of REO units in a target area would need to be addressed to make a visible impact in the area. Using quick math, grantees can determine if they have sufficient resources to have this impact. In general, grantees need to identify target areas that are small enough so that their NSP3 investment has a chance of making this impact. If the grantee selects more than one target area, it needs to establish goals, determine a level of assistance, and design an appropriate program for each area, based on its needs.

Reviewer - Upon completion of the County's RFP process, please modify this Action Plan in DRGR with the narrowed down target areas according to the selected proposals and submit an amendment, no later than June 30, 2011. Activities in Action Plan should be separated by responsible organization, eligible activity type, or national objective.

Please remember, target areas should be narrow enough to have an impact by addressing approximately 20% of the troubled units. In the narrative application, please discuss the RFP process and selection process to narrow down target geography from 13 areas to a small enough geography where 20% of the troubled units can be addressed.

Please submit hard copies of the HUD NSP3 Mapping Tool generated documents for the areas selected to HUD.

-Angela

- Reviewer - The County has over \$21,000 in unobligated funds. The Grantee will obligate these funds and resubmit this amendment.
- Reviewer - The Grantee has obligated 100% of its NSP 3 grant award. Expenditure changes were made to all activities and the Grantee also added a new activity that is a previously approved eligible use (acquisition/rehabilitation). Program income is expected to be earned, in the amount of \$211,607.
- Reviewer - The Grantee has re-submitted this Amendment as requested by its Local Field Office and no changes were made. This amendment has been reviewed and determined to be acceptable. Date: 3-11-13
- Reviewer - 02/11/2014 : Reviewer : Jose Velez : The Grantee submitted an Amendment request to add two more projects. the number of activities remain the same. This amendment has been reviewed and determined to be acceptable. Date: 2-11-14

Action Plan History

Version	Date
B-11-UN-36-0101 AP#1	03/11/2013
B-11-UN-36-0101 AP#2	02/21/2013
B-11-UN-36-0101 AP#3	03/29/2011
B-11-UN-36-0101 AP#4	02/11/2014

