

Action Plan

Grantee: Suffolk County, NY

Grant: B-11-UN-36-0103

LOCCS Authorized Amount:	\$ 1,501,506.00
Grant Award Amount:	\$ 1,501,506.00
Status:	Reviewed and Approved

Estimated PI/RL Funds:

Total Budget:	\$ 1,501,506.00
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Funding Sources

No Funding Sources Found

Narratives

Summary of Distribution and Uses of NSP Funds:

The Suffolk County Neighborhood Stabilization Program (3) will use the funds to acquire and rehabilitate foreclosed and abandoned residential properties. We will also build newly construction homes on vacant land. Two non-profits will implement the activities for either Direct Homeownership or Single Family Rental. All units assisted will be occupied by households meeting the qualifications of Low and Moderate Income. \$374,547.70 will be utilized by the Long Island Housing Partnership (LIHP) for acquisition and rehabilitation of foreclosed and abandoned residential properties for Direct Homeownership. These units will be occupied by households with incomes at or below 120% of the area median income. \$976,807.70 will be utilized by the Community Development Corporation of Long Island Housing Development Fund Corp. newly constructed homes on vacant residential properties for Single Family Rental. These units will be occupied by households with incomes at or below 50% of the area median income. The balance of funds, \$150,150.60, will be used by Suffolk County Community Development to administer the program.

How Fund Use Addresses Market Conditions:

To identify and determine the areas of greatest need, Suffolk County utilized two data sources. First the County reviewed data provided by HUD spreadsheet data on housing units, income characteristics, vacancy rates, mortgages, foreclosures, price changes and unemployment was used to determine the formula allocation of NSP3 funds. The County also utilized data from HUD NSP3 Mapping Tool to ascertain foreclosure data and to analyze recent foreclosure trends.

This activity funded through NSP3 will be targeted to the area exhibiting the greatest need. The area targeted for assistance is primarily a lower income community with an average of 95.56% of residents below 120% AMI and 75.82% of residents below 80% AMI. This community is experiencing a high number of foreclosed and abandoned properties and based on HUD data findings is ranked an area with a high foreclosure risk score of 18% and one of the highest percentages of high cost loan rates associated with sub-prime lending. All units assisted will be for households meeting the qualifications of Low and Moderate income for the purposes of home ownership and Section 8 tenant based rental housing. This approach has several benefits:

1st by targeting the funds to this community it will benefit an area of the greatest need.

2nd by using the funds to acquire and rehabilitate foreclosed and abandoned single family homes for home ownership and newly constructed homes on vacant land for tenant rentals, we are providing safe and decent housing, lowering the vacancy rate of the neighborhood and should have a positive effect on the community's home values.

3rd by incorporating modern green building and energy-efficiency improvements in our rehabilitation standards along with providing Energy Star-labeled appliances to the homes, we can have a positive effect on the environment along with providing long-term affordability and increased sustainability and attractiveness of housing and neighborhoods.

Ensuring Continued Affordability:

All assisted home ownership properties will have long term affordability restrictions. The period of affordability will be 30 years. Suffolk County will, at a minimum during the period of affordability, require that upon re-sale of an assisted NSP3 home that the new purchaser meets the income requirements of the NSP3 program, occupy the home as the family's principal residence, be re-sold at an affordable price and



provide a fair return to the seller. To enforce these continued affordability requirements, a note and mortgage will be filed on the property. All assisted tenant-occupied rental housing properties will have long term affordability restrictions. The period of affordability will be 30 years. Suffolk County will, at a minimum during the period of affordability, require the rents remain affordable as defined under Affordable Rents. The affordability restrictions will remain in force regardless of transfer of ownership. To enforce these continued affordability requirements, a note and mortgage will be filed on the property.

Definition of Blighted Structure:

A structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare.

Definition of Affordable Rents:

For the purpose of the NSP3 Program, affordable rents shall be defined by the following standards:

- 1) For households with total income at or below 50% of median income. The maximum rent allowed will be the Low HOME Rents, adjusted for bedroom size and utilities, as published by HUD.
- 2) For households with total income above 50% of median income, but not more than 120% median income, the maximum rent allowed will be the High HOME Rents, adjusted for bedroom size and utilities, as published by HUD.
- 3) If a housing unit receives federal or state project based subsidies, and the tenant pays no more than 30% of income for rent, the maximum rent may be the rent allowable under the project-based subsidy program.

Housing Rehabilitation/New Construction Standards:

Suffolk County will follow the New York State Building Code in the implementation of the property rehabilitation activities financed with NSP3 funds.

Suffolk County will also follow Federal Lead Based Paint Regulations as they pertain to the CDBG Program.

Suffolk County will also incorporate modern green building and energy-efficiency improvements in our rehabilitation standards along with providing Energy Star-labeled appliances to the homes.

Vicinity Hiring:

All agreements between Suffolk County and NSP3 Contractors will to the maximum extent feasible, provide for the hiring of employees, who reside in the vicinity, as such term is defined by the Secretary, of projects funded under this section or contract with small businesses that are owned and operated by persons residing in the vicinity of such projects.

Procedures for Preferences for Affordable Rental Dev.:

\$976,807.70 of this grants funds have been allocated to newly constructed homes and renting to Section 8 (incomes less than 50% of AMI) tenant based rental housing which also satisfies the requirement for the 25% low income set aside.

Grantee Contact Information:

Suffolk County Community Development, H. Lee Dennison Building, 100 Veterans Highway, PO Box 6100, Hauppauge, NY 11788-0099. Telephone: 631-853-5705, e-mail: community.development@suffolkcountyny.gov

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
NSP-14G-11	Acquisition and Rehabilitation	NSP-14G-HM02100-11	Acq & Rehab - Homeownership
		NSP-14G-RL02100-11	Acq & Rehab - Rental - 25%
NSP-21A-11	Administration and Planning	NSP-21A-99000-11	Administration and Planning

Activities

Project # / Title: NSP-14G-11 / Acquisition and Rehabilitation

Grantee Activity Number: NSP-14G-HM02100-11
Activity Title: Acq & Rehab - Homeownership

Activity Type:
Rehabilitation/reconstruction of residential structures

Project Number:
NSP-14G-11

Projected Start Date:
03/07/2011

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:
Acquisition and Rehabilitation

Projected End Date:
03/06/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 374,547.70

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 374,547.70

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:
Long Island Partnership Housing Development Fund Co.

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Long Island Partnership Housing Development Fund Co.	Unknown	\$ 374,547.70



Location Description:

Mastic Beach, New York. Census Tract 1595.08 Block Groups 1, 2, 3, 4.

Activity Description:

Acquisition and rehabilitation of abandoned and foreclosed properties for homeownership by households with less than 120% of the area median income.



Grantee Activity Number: NSP-14G-RL02100-11
Activity Title: Acq & Rehab - Rental - 25%

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 NSP-14G-11

Project Title:
 Acquisition and Rehabilitation

Projected Start Date:
 03/07/2011

Projected End Date:
 03/06/2014

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: \$ 976,807.70

Other Funds Total: \$ 0.00

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

Total Funds Amount: \$ 976,807.70

Environmental Assessment:
 UNDERWAY

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter 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:
 CDCLI Housing Development Fund Corp.

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
CDCLI Housing Development Fund Corp.	Unknown	\$ 976,807.70

Location Description:



East Patchogue, New York. Census Tract 1591.03 Block Groups 2, 3, 4.

Activity Description:

New Construction of 4 new homes to be constructed on 4 vacant residential properties for single family rentals by households with less than 50% of area median income.

Project # / Title: NSP-21A-11 / Administration and Planning

Grantee Activity Number: NSP-21A-99000-11
Activity Title: Administration and Planning

Activity Type:

Administration

Project Number:

NSP-21A-11

Projected Start Date:

03/07/2011

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:

Under Way

Project Title:

Administration and Planning

Projected End Date:

03/06/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 150,150.60

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 150,150.60



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Suffolk County Consortium

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Suffolk County Consortium	Unknown	\$ 150,150.60

Location Description:

Suffolk County Community Development, H. Lee Dennison Building, 100 Veterans Memorial Highway, Hauppauge, NY 11788

Activity Description:

Administrative costs associated with the NSP3 Program.

Action Plan Comments:

- Reviewer - Action Plan is approved with comment. Please confirm and update grantee contact information in Action Plan narrative.
- Reviewer - The Grantee has submitted changes regarding the reduction of units for household at or below 50% of the Area Median Income. Please be advised that units were decreased from 6 to 4. This amendment has been reviewed and determined to be acceptable.
- Reviewer - The Grantee has geographically changed its target area for activity number NSP-14G-HM02100-11 to Mastic Beach, NY. As a reminder, proposed unit amounts have also been reduced from 6 to 4 units for both activities in the previous amendment. The Grantee has submitted supporting documentation to the NY Field Office including information regarding this amendment's public comment period.

Action Plan History

Version	Date
B-11-UN-36-0103 AP#1	03/07/2014
B-11-UN-36-0103 AP#2	07/29/2013
B-11-UN-36-0103 AP#3	07/11/2013
B-11-UN-36-0103 AP#4	03/11/2013
B-11-UN-36-0103 AP#5	04/08/2011

