

Grantee: Babylon Township, NY

Grant: B-08-MN-36-0101

July 1, 2009 thru September 30, 2009 Performance Report

Grant Number:

B-08-MN-36-0101

Obligation Date:**Grantee Name:**

Babylon Township, NY

Award Date:**Grant Amount:**

\$2,170,909.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

Submitted By:

No Submitter Found

Disasters:

Declaration Number

NSP

Plan Description:

The HUD foreclosure data indicates which hamlets have the highest number of foreclosures and the historical data shows the trend in foreclosures from 2006 to the present for the same area. The Lis Pendens data shows the areas that currently have the largest number of mortgage suits underway, therefore will be a good predictor of the areas likely to face a significant rise in the rate of foreclosures. The Town of Babylon has 46 Census Tracts with 163 Block Groups. The estimated foreclosure risk for the Block Groups based on a scale of 1 to 10, with 10 being the highest risk; there are 25 Block Groups with an estimated foreclosure risk of 8 or higher. The 25 Block Groups are located in the Wyandanch and Amityville areas. There are four census Block Groups with a foreclosure risk of 10, three in Wyandanch and one in Amityville. The HUD data also indicates that the estimated High Cost Average Mortgage Rate for the Town of Babylon is 28.3%. Amityville and Wyandanch areas contain the census tracks with 47.6% to 56.2% High Cost Mortgage Rates. An analysis of the data received from the L.I. Profiles showed that the Township of Babylon had 3,389 Lis Pendens filed from 2006 to 2008. The hamlets of Wyandanch and Amityville had 1004, providing evidence they are high risk. Foreclosure total for the Town was 665, from 2006 2008, Amityville and Wyandanch had 248 foreclosures. Based on the analysis, Wyandanch and Amityville are our target areas.

Recovery Needs:

The Town of Babylon is proposing to use its allocation from the Neighborhood Stabilization Program for the purpose of acquisition of vacant and foreclosed properties in the areas with the greatest percentage of home foreclosures, the highest percentage of homes financed by subprime mortgage related loans and the areas that are likely to face a significant rise in the rate of home foreclosures. The Wyandanch area will ensure that our funds are being used in accordance with the requirements of Section 2301(c) (3)(c). The properties will be put into a land bank with the focus on the redevelopment of the Wyandanch Area. Any homes which are determined to be in a blighted condition, according to the Town of Babylons Definition of Blight will be demolished using NSP funds. We will be addressing the foreclosures through Acquisition, Section 2301(d) (1) and rehabilitation of foreclosed homes in the Amityville area. Two foreclosed houses will be acquired and renovated; they will be sold to families whose income is no more than 50% of area median. All foreclosed-upon homes or properties will be purchased at a discount of 15 percent from the current market-appraised value of the home or property.

The Town of Babylon proposes to uses the New York State Definition of Unsafe Structures as our definition of blighted Structures. The States definition of Unsafe Structures and Equipment under Section 107 of the Fire Code of NY State:

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 contains 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.

The Town of Babylon will meet the Housing Quality Standards; the New York State Uniform Fire prevention and Building Codes and will conform to the Town of Babylons green building code which ensures that any rehabilitation

or new construction will be energy efficient.

For the purpose of the NSP Program the Home Program Rents will be used; Households with income below 50% of median income, the maximum rent will be the Low Home Rents, Households with income above 50% of median, but not more than 80% of median the High Home Rents will apply, and for households with income above 80% of median income, but not more than 120% of median, the Fair Market Rents will apply. When the unit has project based subsidies, the Fair Market Rents will be used, and the tenant will pay no more than 30% of income for rent as per Section Eight regulations.

The jurisdiction is in full compliance and following a detailed citizen participation plan that satisfies the requirements of Sections 24 CFR 91.105 or 91.115, as modified by NSP requirements.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$2,170,909.00
Total CDBG Program Funds Budgeted	N/A	\$2,170,909.00
Program Funds Drawdown	\$64,294.06	\$64,294.06
Obligated CDBG DR Funds	\$182,252.11	\$182,252.11
Expended CDBG DR Funds	\$64,294.06	\$64,294.06
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	\$99.99	\$0.00
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$325,636.35	\$0.00
Limit on Admin/Planning	\$217,090.90	\$1,896.93
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

Town of Babylon purchased 20 Woodland Drive, Wyandanch under Land Banking project and placed a deposit on 25 N. Emerald Avenue, Amityville under <50% AMI project. We also submitted an amendment to the NSP Substantial Amendment to change the Demolition project to a Home Ownership project. The balance of the Land Banking budget was move to that line. Under this new project the Town will acquire and rehabilitate foreclosed and abandoned residential properties to sell to 1st time income eligible homebuyers. Income not to exceed 120% of the Nassau-Suffolk AMI.

Project Summary

Project #, Project Title

Project #, Project Title	This Report Period		To Date	
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00	\$0.00
NSP-01, C-TOB Land Bank Acquisition	\$0.00	\$61,397.13	\$1,011,091.00	\$61,397.13
NSP-02, TOB Home Ownership Program	\$0.00	\$0.00	\$400,000.00	\$0.00
NSP-03, B-TOB Affordable Housing	\$0.00	\$1,000.00	\$542,727.00	\$1,000.00
NSP-04, TOB Administration and Planning	\$0.00	\$1,896.93	\$217,091.00	\$1,896.93

Activities

Grantee Activity Number: NSP-01

Activity Title: TOB-Land Bank Acquisition

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

NSP-01

Projected Start Date:

03/24/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

C-TOB Land Bank Acquisition

Projected End Date:

03/25/2013

Responsible Organization:

Town of Babylon - Dept of Community Development

Overall

	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$61,397.13
Total CDBG Program Funds Budgeted	N/A	\$61,397.13
Program Funds Drawdown	\$61,397.13	\$61,397.13
Obligated CDBG DR Funds	\$61,397.13	\$61,397.13
Expended CDBG DR Funds	\$61,397.13	\$61,397.13
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

purchase of foreclosed home for land bank

Budget was revised and funds moved to NSP-2 Home Ownership Project to address the foreclosures through the acquisition and rehabilitation of homes in the designated areas of Wyandanch and Amityville

Location Description:

20 Woodland Avenue, Wyandanch

Activity Progress Narrative:

During the 3rd Qtr Reporting period we purchased 20 Woodland Drive, Wyandanch under Land Banking. We also submitted an amendment to the NSP Substantial Amendment moving the balance of the Land Banking budget to the TOB Home Ownership Program to assist 1st time income eligible homebuyers. Income not to exceed 120% of the Nassau-Suffolk area median income.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/1

Activity Locations

Address	City	State	Zip
20 Woodland Drive	Wyandanch	NA	11798

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NSP-02

Activity Title: TOB Home Ownership Program

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP-02

Project Title:

TOB Home Ownership Program

Projected Start Date:

03/24/2009

Projected End Date:

03/25/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Town of Babylon - Dept of Community Development

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$1,349,693.87
Total CDBG Program Funds Budgeted	N/A	\$1,349,693.87
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Funds used to acquire and rehabilitate foreclosed and abandoned residential properties. These properties will be sold to families who qualify as 1st time homebuyers with earnings not to exceed 120% of ami.

Location Description:

Hamlet of Wyandanch and Amityville

Activity Progress Narrative:

In the 3rd Quarter an amendment to the NSP Substantial Amendment was done to change this project to the TOB Home Ownership Program. The Town will acquire and rehabilitate foreclosed and abandoned residential properties to sell to 1st time income eligible homebuyers. Income not to exceed 120% of the Nassau-Suffolk MSA median income.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/5

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NSP-03

Activity Title: TOB Affordable Housing

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP-03

Project Title:

B-TOB Affordable Housing

Projected Start Date:

03/24/2009

Projected End Date:

03/25/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Town of Babylon - Dept of Community Development

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$542,727.00
Total CDBG Program Funds Budgeted	N/A	\$542,727.00
Program Funds Drawdown	\$1,000.00	\$1,000.00
Obligated CDBG DR Funds	\$118,750.00	\$118,750.00
Expended CDBG DR Funds	\$1,000.00	\$1,000.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Purchase and rehabilitation of foreclosed homes for sale to families earning no more than 50% of the ami

Location Description:

Hamelets of Amityville and Wyandanch

Activity Progress Narrative:

In the 3rd Quarter a contract was signed and a 1,000.00 deposit was placed on 25 N. Emerald Avenue, Amityville waiting for all necessary clearances to be received for final payment.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	1	0/0	0/0	1/2
# of Households benefitting	0	0	0	0/0	0/0	0/2

Activity Locations

Address	City	State	Zip
25 N. Emerald Avenue	Amityville	NA	11701

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: NSP-04

Activity Title: General Administration

Activity Category:

Administration

Project Number:

NSP-04

Projected Start Date:

03/24/2009

National Objective:

N/A

Activity Status:

Under Way

Project Title:

TOB Administration and Planning

Projected End Date:

03/25/2013

Responsible Organization:

Town of Babylon - Dept of Community Development

Overall

	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$217,091.00
Total CDBG Program Funds Budgeted	N/A	\$217,091.00
Program Funds Drawdown	\$1,896.93	\$1,896.93
Obligated CDBG DR Funds	\$2,104.98	\$2,104.98
Expended CDBG DR Funds	\$1,896.93	\$1,896.93
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

XXXX

Location Description:

XXX

Activity Progress Narrative:

Attended the NSP Training at the Drake Hotel in Chicago

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources
