

# Grantee: Babylon Township, NY

**Grant: B-08-MN-36-0101**

**October 1, 2021 thru December 31, 2021**

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<b>Grant Number:</b> B-08-MN-36-0101	<b>Obligation Date:</b>	<b>Award Date:</b>
<b>Grantee Name:</b> Babylon Township, NY	<b>Contract End Date:</b>	<b>Review by HUD:</b> Reviewed and Approved
<b>Grant Award Amount:</b> \$2,170,909.00	<b>Grant Status:</b> Active	<b>QPR Contact:</b> Peggy Horan Donovan
<b>LOCCS Authorized Amount:</b> \$2,170,909.00	<b>Estimated PI/RL Funds:</b> \$419,205.06	
<b>Total Budget:</b> \$2,590,114.06		

## Disasters:

### Declaration Number

NSP

## Narratives

### Areas of Greatest Need:

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 tracts 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.

### Distribution and and Uses of Funds:

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 Babylon's 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 use 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 Babylon's 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.



**Definitions and Descriptions:**

**Low Income Targeting:**

**Acquisition and Relocation:**

**Public Comment:**

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	\$0.00	\$2,590,114.06
<b>Total Budget</b>	\$0.00	\$2,590,114.06
<b>Total Obligated</b>	\$0.00	\$2,590,114.06
<b>Total Funds Drawdown</b>	\$0.00	\$2,590,114.06
<b>Program Funds Drawdown</b>	\$0.00	\$2,170,909.00
<b>Program Income Drawdown</b>	\$0.00	\$419,205.06
<b>Program Income Received</b>	\$0.00	\$419,205.06
<b>Total Funds Expended</b>	\$0.00	\$2,590,114.06
<b>HUD Identified Most Impacted and Distressed</b>	\$0.00	\$0.00
<b>Other Funds</b>	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

**Funds Expended**

<b>Overall</b>	<b>This Period</b>	<b>To Date</b>
Town of Babylon - Dept of Community Development	\$ 0.00	\$ 2,507,763.45
Town of Bayblon - Dept of Community Development	\$ 0.00	\$ 82,350.61

**Progress Toward Required Numeric Targets**

<b>Requirement</b>	<b>Target</b>	<b>Projected</b>	<b>Actual</b>
<b>Overall Benefit Percentage</b>	99.99%	.00%	.00%
<b>Minimum Non Federal Match</b>	\$.00	\$.00	\$.00
<b>Overall Benefit Amount</b>	\$2,476,868.12	\$.00	\$.00
<b>Limit on Public Services</b>	\$325,636.35	\$.00	\$.00
<b>Limit on Admin/Planning</b>	\$217,090.90	\$112,998.23	\$112,998.23
<b>Limit on Admin</b>	\$.00	\$112,998.23	\$112,998.23
<b>Most Impacted and Distressed</b>	\$.00	\$.00	\$.00
<b>Progress towards LH25 Requirement</b>	\$647,528.52		\$1,035,246.05

**Overall Progress Narrative:**

The Town of Babylon has successfully completed all Neighborhood Stabilization Program activities.



## Project Summary

### Project #, Project Title

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NSP-01, C-TOB Land Bank Acquisition	\$0.00	\$61,397.13	\$61,397.13
NSP-02, TOB Home Ownership Program	\$0.00	\$1,298,122.04	\$1,088,110.17
NSP-03, B-TOB Affordable Housing	\$0.00	\$1,035,246.05	\$878,797.46
NSP-04, TOB Administration and Planning	\$0.00	\$112,998.23	\$80,174.92
NSP-05, NSP-05 / TOB Redevelopment	\$0.00	\$82,350.61	\$62,429.32

