

Grantee: Nassau County, NY

Grant: B-08-UN-36-0101

July 1, 2009 thru September 30, 2009 Performance Report

Grant Number:

B-08-UN-36-0101

Obligation Date:**Grantee Name:**

Nassau County, NY

Award Date:**Grant Amount:**

\$7,767,916.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

Jennifer Waters

Disasters:**Declaration Number**

NSP

Narratives**Areas of Greatest Need:**

Nassau County has seen over 6,500 foreclosures since 2007. Vacant foreclosed homes are problematic because they harm communities, neighbors, local businesses, including municipalities and decrease the value of surrounding properties as well as the reputation of the neighborhood. HUD identified target areas in the County that were most severely impacted by the foreclosure crisis. The use of NSP funds will be targeted to certain areas most impacted by foreclosures. These target areas as those with Estimated Foreclosure and Abandonment Risk Scores of 8, 9 and 10 (according to HUD's data and scoring). These areas are also predicted to be affected with relatively high foreclosure rates (greater than 5%) and have high rates of subprime/high cost loan concentrations (greater than 46%). All of these areas are forecasted to be highly affected by foreclosures for the next 18 months and will be targeted for NSP funds. In order to focus our neighborhood stabilization efforts on targeted "risk" communities, Nassau County OHIA will concentrate its NSP-funded activities in census block groups with a Risk Score of 8 or greater - categorized as Very High Risk. Where properties located in census tracts with a Risk Score lower than 8 are identified as having a significant impact on on-going neighborhood revitalization efforts, Nassau County will consult with the HUD Field Office prior to proceeding with the acquisition and/or redevelopment of the property.

Distribution and and Uses of Funds:

Nassau County will use NSP funds to provide assistance fully or in part for the purchase of abandoned and/or foreclosed upon single-family or multi-family structures and rehabilitate them, if necessary, to meet residential rehabilitation guidelines and local building codes. Properties will be made available for rent or resale to eligible households.

Nassau County will encourage rehabilitation that improves the energy efficiency and/or conservation of the units to which funding is applied.

In addition, Nassau County will use funding for projects that provide long-term affordability, increased sustainability and attractiveness of housing and neighborhoods.

Definitions and Descriptions:**Low Income Targeting:****Acquisition and Relocation:****Public Comment:**

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$7,767,916.00
Total CDBG Program Funds Budgeted	N/A	\$7,767,916.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$91,796.00	\$91,796.00
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
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$1,165,187.40	\$0.00
Limit on Admin/Planning	\$776,791.60	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,941,979.00	\$1,958,383.49

Overall Progress Narrative:

During the second quarter of the Neighborhood Stabilization Program (NSP) the Nassau County OHIA has made significant strides toward the full implementation of the Program. Several more organizations selected via a Request For Proposals (RFP) process seeking developers advanced to the contract stage. Contracts were executed with the Nassau-Suffolk Partnership Housing Development Fund, Corp. (NSHDFC), the Community Development Corporation of Long Island (CDC LI), Community Housing Innovations (CHI), Community Rebuilders and Renovators Group, Inc. (CRRG) and the Curtis Riley Community Development Corporation (CR CDC). The County also entered into a contract with an appraisal company to perform the required property appraisals of NSP homes.

Bi-weekly conference calls between OHIA and its NSP partners continued that covered program requirements, procedures and progress. OHIA also supplied each of its selected developer partners with weekly listings of REO properties located in NSP target areas. OHIA rehabilitation inspectors perform initial inspections of identified properties where they assess the rehab needs and marketability of the subject properties. These details are shared with the developer partners who perform their own analyses and determine whether to make a purchase offer for the individual houses. During the reporting period a number of purchase offers were made and were accepted and were moving toward closing.

Nassau County OHIA also worked during the quarter with the developer of a large foreclosed rental property located at the intersection of Bedell and Terrace Avenues in Hempstead Village. It is arguably the most distressed property

in Nassau County, if not all of Long Island. The developer, Bedell Terrace LLC closed on the purchase of the property on September 30th. NSP funds totaling \$1.5 million have been allocated to the redevelopment of the property.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NSP 34-02-02, Public Services- Homebuyer Counseling	\$0.00	\$0.00	\$0.00
NSP34-01, NSP OHIA Administration	\$0.00	\$776,791.00	\$0.00
NSP34-03, Acquisition and Rehabilitation of Foreclosed Properties	\$0.00	\$1,941,979.00	\$0.00
NSP34-04, Acquisition and Rehabilitation of Foreclosed Properties	\$0.00	\$4,174,619.00	\$0.00
NSP34-05, Demolition & Clearance of Foreclosed Properties	\$0.00	\$181,818.00	\$0.00

Activities

Grantee Activity Number: NSP 34-03-05R

Activity Title: UNCCRC- 898 Brush Hollow Rd, Westbury

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP34-03

Projected Start Date:

01/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation of Foreclosed Properties for

Projected End Date:

12/31/2012

Completed Activity Actual End Date:

Responsible Organization:

Unified New Cassel Community Revitalization Corp.

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$4,525.00
Total CDBG Program Funds Budgeted	N/A	\$4,525.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$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:

cost of the Lead/asbestos inspection.

Location Description:

898 Brush Hollow, Westbury 11590

Activity Progress Narrative:

Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/0	0/0	0

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 34-04-06D

Activity Title: CDCLI

Activity Category:

Disposition

Project Number:

NSP34-04

Projected Start Date:

01/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation of Foreclosed Properties for

Projected End Date:

12/31/2012

Completed Activity Actual End Date:

Responsible Organization:

Community Development Corp. of Long Island

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$13,400.00
Total CDBG Program Funds Budgeted	N/A	\$13,400.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$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:

This activity is for NSP advertising and cost associated with the resale of homes including post appraisal reports and post clearance for lead/asbestos. CDCLI's NSP properties are 98 Weberfield, 96 Leonard, 35 Independence, 83 Utz and 266 Lena, all located in Freeport, New York.

Location Description:

CDC of LI is concentrating in Freeport, New York.

Activity Progress Narrative:

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/0	0/0	0

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-34-04-05A

Activity Title: UNCCRC

Activity Category:

Acquisition - general

Project Number:

NSP34-04

Projected Start Date:

08/01/2009

Benefit Type:

Area Benefit

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation of Foreclosed Properties for

Projected End Date:

07/31/2010

Completed Activity Actual End Date:

Responsible Organization:

Unified New Cassel Community Revitalization Corp.

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$408,851.75
Total CDBG Program Funds Budgeted	N/A	\$408,851.75
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$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:

Location Description:

UNCCRC will partner with Youthbuild (United Way of Long Island) for the rehab of 28 Arlington and 37 Maplewood Drive, both in New Cassel. Additionally, UNCCRC also aquired 272 Brook Street and 221 Hopper street, both in New Cassel.

Activity Progress Narrative:

Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%

# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0
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	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/0	0/0	0

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: NSP34-01-01

Activity Title: NC OHIA Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

NSP34-01

Project Title:

NSP OHIA Administration

Projected Start Date:

01/01/2009

Projected End Date:

12/31/2012

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Nassau County OHIA

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$776,791.00
Total CDBG Program Funds Budgeted	N/A	\$776,791.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Nassau County OHIA	\$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:

Nassau County Office of Housing and Intergovernmental Affairs (OHIA) will oversee the analysis of the impact of the foreclosure crisis on high-impacted areas in the consortium. The OHIA, in coordination with the Nassau County Office of Housing and Homeless Services (OHHS), will conduct a review of proposals solicited from the non-profit and for-profit development communities and financial institutions and award funds to selected activities. The agencies will provide oversight and monitoring of the activities, conduct required environmental reviews, procure contractors in some instances and provide technical assistance where necessary. OHIA will also be responsible for ensuring long-term compliance with the affordability requirements of the NSP Program.

Location Description:

40 Main Street, Hempstead, NY

Activity Progress Narrative:

During the second quarter of the Neighborhood Stabilization Program (NSP) Nassau County OHIA has made significant strides toward the full implementation the Program. Several more organizations selected via a Request For Proposals (RFP) process seeking developers advanced to the contract stage. Contracts were executed with five additional developers that will work to acquire, rehab and re-sell NSP eligible properties. The County also entered into a contract with an appraisal company to perform the required property appraisals of NSP homes.

Bi-weekly conference calls between OHIA and its NSP partners continued that covered program requirements, procedures and progress. OHIA also supplied each of its selected developer partners with weekly listings of REO properties located in NSP target areas. OHIA rehabilitation inspectors perform initial inspections of identified properties where they assess the rehab needs and marketability of the subject properties. These details are shared with the developer partners who perform their own analyses and determine whether to make a purchase offer for the individual houses.

Lastly, on September 14, 2009, Nassau County Executive Thomas R. Suozzi hosted Nassau's first Neighborhood Stabilization Program lottery for first-time homebuyers to purchase foreclosed properties in Nassau County. The Long Island Housing

Partnership, Inc. (LIHP) conducted the lottery proceedings, and will be working with Nassau County to determine which potential homebuyers meet eligibility requirements. Of the 62 persons/households who participated in the lottery about one-third have already begun or completed the required homeownership counseling through either the LIHP or the Nassau County Office of Housing and Homeless Services (OHHS), both HUD-approved housing counseling agencies.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries 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

Grantee Activity Number: NSP34-03-05A

Activity Title: UNCCRC - 898 Brushhollow Rd., Westbury

Activity Category:

Acquisition - general

Project Number:

NSP34-03

Projected Start Date:

06/01/2009

Benefit Type:

Area Benefit

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation of Foreclosed Properties for

Projected End Date:

06/01/2010

Completed Activity Actual End Date:

Responsible Organization:

Unified New Cassel Community Revitalization Corp.

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$102,858.49
Total CDBG Program Funds Budgeted	N/A	\$102,858.49
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$91,796.00	\$91,796.00
Unified New Cassel Community Revitalization Corp.	\$91,796.00	\$91,796.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

UNCCRC partnered with Habitat for Humanity in Nassau County (HFHNC) for the development of 898 Brush Hollow Rd, Westbury. UNCCRC acquired the property using NSP funds in the amount of \$91,796.00. UNCCRC and HFHNC entered into an agreement with HFHNC to build a newly constructed residential single family home.

Location Description:

898 Brush Hollow Rd., Westbury, NY

Activity Progress Narrative:

UNCCRC executed a contract with Nassau County OHIA for NSP funding during the 1st reporting quarter and continued its participation in bi-weekly NSP conference calls with NC OHIA and other NSP partners to discuss program requirements, procedures, and progress. NC OHIA continues to disseminate REO property listings located in the target areas. This list is updated weekly. UNCCRC acquired 898 Brushhollow Road using NSP funds and entered into a development agreement with Habitat for Humanity to build a new home on the to-be-cleared site.

Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total

of Housing Units

0

0/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/0	0

Activity Locations

Address	City	State	Zip
898 Brushhollow Road	Westbury	NA	11590

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: NSP34-03-08

Activity Title: OMNI - Bedell/Terrace Redevelopment

Activity Category:

Construction of new housing

Project Number:

NSP34-03

Projected Start Date:

09/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Planned

Project Title:

Acquisition and Rehabilitation of Foreclosed Properties for

Projected End Date:

08/31/2011

Completed Activity Actual End Date:

Responsible Organization:

OMNI NY

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$1,850,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,850,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
OMNI NY	\$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:

The activity allows for the purchase of abandoned and/or foreclosed upon multi-family structures and their rehabilitation, to meet residential rehabilitation guidelines and local building codes. This activity may be designated as a rental activity, homeownership activity or a combination of both. The redevelopment plan may include the demolition of several structures deemed to be unsuitable for rehabilitation.

Location Description:

OMNI NY will be focusing its efforts under the Nassau County Neighborhood Stabilization Program on an existing foreclosed multi-family property located at the intersection of Bedell and Terrace Avenues in a targeted census tract in Hempstead Village.

Activity Progress Narrative:

As of September 30, 2009, Omni, New York LLC, a private developer acquired a foreclosed and partially abandoned, partially occupied 245 unit multifamily housing complex in Hempstead known as Bedell/Terrace Apartments. It is anticipated that Bedell Terrace Apartments LP will have an executed contract with Nassau County OHIA for NSP funding by November 2009.

Bedell/Terrace Apartments consists of 15 buildings, some of which are subdivided with party walls. The NSP project will consist of the rehabilitation of 125 affordable rental housing units which will be made affordable to households whose incomes do not exceed 50% of the Nassau-Suffolk AMI as defined by HUD. The total development cost of \$43 million, is leveraged with State and Federal funds including Weatherization funds, TCAP, HOME CDBG-R, NSP and HFA Bond financing.

Accomplishments Performance Measures

**This Report Period
Total**

**Cumulative Actual Total / Expected
Total**

of Housing Units

0

0/125

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/125	0/0	0/125	0

Activity Locations

Address	City	State	Zip
10-26 Bedell St., 91-101 Terrace Ave., & 105-145 Terrace Ave.	Hempstead	NA	11550

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: NSP34-04-03A

Activity Title: NSPHDFC Housing Rehabilitation

Activity Category:

Acquisition - general

Project Number:

NSP34-04

Projected Start Date:

08/31/2009

Benefit Type:

Area Benefit

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation of Foreclosed Properties for

Projected End Date:

03/31/2010

Completed Activity Actual End Date:

Responsible Organization:

Nassau/Suffolk Housing Development Fund Corp.

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$483,377.35
Total CDBG Program Funds Budgeted	N/A	\$483,377.35
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$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:

The activity allows for the purchase of abandoned and/or foreclosed upon single-family or multi-family structures and their rehabilitation, if necessary, to meet residential rehabilitation guidelines and local building codes. This activity may be designated as a rental activity, homeownership activity or a combination of both. Nassau County intends to work with banks that have REO properties in targeted neighborhoods. Nassau County intends to review each targeted area mentioned above and review the list of foreclosures provided by the banks to determine whether the dwelling needs to be rehabilitated, demolished, or converted to meet the needs of the community.

Location Description:

The Nassau/Suffolk Partnership Housing Development Fund Corp. will be focusing its efforts under the Nassau County Neighborhood Stabilization Program in the target census tracts of Hempstead Village, West Hempstead, Uniondale and Elmont

Activity Progress Narrative:

The Nassau-Suffolk Partnership Housing Development Fund Co. executed its contract with Nassau County OHIA for NSP funding during the reporting period (9/22/2009) and participated in bi-weekly NSP conference calls with NC OHIA and other NSP partners to discuss program requirements, procedures, and progress. NSPHDF is using private funding from a developer/partner as leveraging for the NSP funds. NC OHIA disseminates REO property listings located in the target areas. This list is updated weekly. NSPHDFC identified three (3) REO properties in Hempstead during the period and submitted purchase offers. Acquisition of one property at 36 Maple Avenue, Hempstead - closed on September 30, 2009. The scheduling of closing dates for the other two properties, located at 23 Maple Avenue and 3 Seabury Street, Hempstead are pending.

Accomplishments Performance Measures

This Report Period
Total

Cumulative Actual Total / Expected
Total

# of Properties	0	0/0
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	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/0	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/0	0

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: NSP34-04-03D

Activity Title: NSPHDFC

Activity Category:

Disposition

Project Number:

NSP34-04

Projected Start Date:

01/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation of Foreclosed Properties for

Projected End Date:

12/31/2012

Completed Activity Actual End Date:

Responsible Organization:

Nassau/Suffolk Housing Development Fund Corp.

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$12,455.92
Total CDBG Program Funds Budgeted	N/A	\$12,455.92
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$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:

This activity is for the advertising of the NSP Program and the costs associated with the resale of homes.

Location Description:

The Nassau/Suffolk Partnership Housing Development Fund Corp. will be focusing its efforts under the Nassau County Neighborhood Stabilization Program in the target census tracts of Hempstead Village, West Hempstead, Uniondale and Elmont

Activity Progress Narrative:

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%

# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0
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	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/0	0/0	0
# of Persons	0	0	0	0/0	0/0	0/0	0

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: NSP34-04-04A

Activity Title: Community Housing Innovations

Activity Category:

Acquisition - general

Project Number:

NSP34-04

Projected Start Date:

08/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation of Foreclosed Properties for

Projected End Date:

07/31/2010

Completed Activity Actual End Date:

Responsible Organization:

Community Housing Innovations

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$650,000.00
Total CDBG Program Funds Budgeted	N/A	\$650,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$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:

The activity allows for the purchase of abandoned and/or foreclosed upon single-family or multi-family structures and their rehabilitation, if necessary, to meet residential rehabilitation guidelines and local building codes. This activity may be designated as a rental activity, homeownership activity or a combination of both. Nassau County intends to work with banks that have REO properties in targeted neighborhoods. Nassau County intends to review each targeted area mentioned above and review the list of foreclosures provided by the banks to determine whether the dwelling needs to be rehabilitated, demolished, or converted to meet the needs of the community.

Location Description:

Community Housing Innovations, Inc. will be focusing its efforts under the Nassau County Neighborhood Stabilization Program in the target census tracts of Hempstead Village, West Hempstead, Uniondale and Elmont. CHI acquired 130 Windsor, 15 Lancaster and 215 Perry all located in Hempstead. Additionally, CHI acquired 1012 Harding, a two family home located in Uniondale.

Activity Progress Narrative:

Community Housing Innovations (CHI) executed a contract with Nassau County OHIA for NSP funding during the reporting period (09/15/2009) and continued its participation in bi-weekly NSP conference calls with NC OHIA and other NSP partners to discuss program requirements, procedures, and progress. NC OHIA continues to disseminate REO property listings located in the target areas. This list is updated weekly. As of the end of the reporting quarter, CHI has not had any purchase offers accepted for properties under NSP.

Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/0	0

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: NSP34-04-06A

Activity Title: Community Development Corp. of Long Island

Activity Category:

Acquisition - general

Project Number:

NSP34-04

Projected Start Date:

08/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation of Foreclosed Properties for

Projected End Date:

07/31/2010

Completed Activity Actual End Date:

Responsible Organization:

Community Development Corp. of Long Island

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$745,429.00
Total CDBG Program Funds Budgeted	N/A	\$745,429.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Community Development Corp. of Long Island	\$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:

The activity allows for the purchase of abandoned and/or foreclosed upon single-family or multi-family structures and their rehabilitation, if necessary, to meet residential rehabilitation guidelines and local building codes. This activity may be designated as a rental activity, homeownership activity or a combination of both. Nassau County intends to work with banks that have REO properties in targeted neighborhoods. Nassau County intends to review each targeted area mentioned above and review the list of foreclosures provided by the banks to determine whether the dwelling needs to be rehabilitated, demolished, or converted to meet the needs of the community.

Location Description:

The Community Development Corp. of Long Island will be focusing its efforts under the Nassau County Neighborhood Stabilization Program in the target census tracts in the Village of Freeport and in the hamlet of Roosevelt. The budget was increased to include the cost of the lead/asbestos inspections in the amount of \$3,555.00 for 98 Weberfield Ave. and \$2,977.50 for 83 Utz Street, both located in Freeport.

Activity Progress Narrative:

The Community Development Corp. of Long Island (CDC LI) executed a contract with Nassau County OHIA for NSP funding during the reporting period (08/25/2009) and continued its participation in bi-weekly NSP conference calls with NC OHIA and other NSP partners to discuss program requirements, procedures, and progress. NC OHIA continues to disseminate REO property listings located in the target areas. This list is updated weekly. CDC LI has concentrated its efforts in the one NSP eligible census tract in the Village of Freeport. As of the end of the reporting quarter, CDC LI has not had any purchase offers accepted for properties under NSP. Because of the market in the area, NC OHIA planned to submit a request to allow for additional census tracts in Freeport to be included in the Program. It is expected that this will allow for greater flexibility in the area to address the foreclosure problem under the NSP.

Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/0	0/0	0

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: NSP34-04-07A

Activity Title: CRRG

Activity Category:

Acquisition - general

Project Number:

NSP34-04

Projected Start Date:

08/01/2009

Benefit Type:

Direct Benefit

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation of Foreclosed Properties for

Projected End Date:

07/31/2010

Completed Activity Actual End Date:

Responsible Organization:

Community Rebuilders and Renovators Group, Inc.

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$301,274.00
Total CDBG Program Funds Budgeted	N/A	\$301,274.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$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:

The activity allows for the purchase of abandoned and/or foreclosed upon single-family or multi-family structures and their rehabilitation, if necessary, to meet residential rehabilitation guidelines and local building codes. This activity may be designated as a rental activity, homeownership activity or a combination of both. Nassau County intends to work with banks that have REO properties in targeted neighborhoods. Nassau County intends to review each targeted area mentioned above and review the list of foreclosures provided by the banks to determine whether the dwelling needs to be rehabilitated, demolished, or converted to meet the needs of the community.

Location Description:

The Community Rebuilders and Remodelers Group will be focusing its efforts under the Nassau County Neighborhood Stabilization Program in the targeted census tracts of Hempstead Village, West Hempstead, Uniondale and Freeport.

Activity Progress Narrative:

Community Rebuilders and Renovators Group Inc. had its contract with Nassau County OHIA for NSP funding executed during the reporting period (9/16/2009) and participated in bi weekly NSP conference calls with NC OHIA and other NSP partners to discuss program requirements, procedures, and progress. NC OHIA also disseminates REO property listings located in the target areas. This list is updated weekly. CRRG is using private funding for leveraging of the NSP funds and identified three (3) REO properties, during the quarter and closed on the purchase of two: 49 Cumberland Avenue, Roosevelt and 216 Perry Street in Hempstead. NSP funds in the amount of \$96,851.00 were used for the acquisition of 49 Cumberland, Roosevelt and approximately, \$44,000 of NSP funds will be used for the rehabilitation of 216 Perry in Hempstead. CCRG is in contract to acquire 31 Lincoln Avenue in Freeport using \$200,000 of NSP funds (closing to be scheduled).

Accomplishments Performance Measures

**This Report Period
Total**

**Cumulative Actual Total / Expected
Total**

of Properties 0 0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/0	0

Activity Locations

Address	City	State	Zip
49 Cumberland Avenue	Roosevelt	NA	11575

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: NSP34-04-07R

Activity Title: CRRG

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP34-04

Projected Start Date:

01/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation of Foreclosed Properties for

Projected End Date:

12/31/2012

Completed Activity Actual End Date:

Responsible Organization:

Community Rebuilders and Renovators Group, Inc.

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$130,000.00
Total CDBG Program Funds Budgeted	N/A	\$130,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Community Rebuilders and Renovators Group, Inc.	\$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:

This activity is for the rehabilitation for 216 Perry Street in Hemsptead and 49 Cumberland in Roosevelt.

Location Description:

216 Perry Street in Hemsptead and 49 Cumberland in Roosevelt.

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	3/3

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/3

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/0	0/0	0

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: NSP34-04-10A

Activity Title: CRCDC

Activity Category:

Acquisition - general

Project Number:

NSP34-04

Projected Start Date:

08/01/2009

Benefit Type:

Area Benefit

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation of Foreclosed Properties for

Projected End Date:

08/31/2010

Completed Activity Actual End Date:

Responsible Organization:

Curtis Riley Community Development Corp.

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$156,295.45
Total CDBG Program Funds Budgeted	N/A	\$156,295.45
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$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:

The activity allows for the purchase of abandoned and/or foreclosed upon single-family or multi-family structures and rehabilitate them, if necessary, to meet residential rehabilitation guidelines and local building codes. This activity may be designated as a rental activity, homeownership activity or a combination of both. Nassau County intends to work with banks that have REO properties in targeted neighborhoods. Nassau County intends to review each targeted area mentioned above and review the list of foreclosures provided by the banks to determine whether the dwelling needs to be rehabilitated, demolished, or converted to meet the needs of the community.

Location Description:

The Curtis Riley Community Development Corp. will be focusing its efforts under the Nassau County Neighborhood Stabilization Program in the target census tracts of Hempstead Village.

Activity Progress Narrative:

Curtis Riley CDC is a not for profit 501C(3) organized to improve the economic conditions and overall quality of life of low- and moderate-income individuals and families by revitalizing communities in which they live. CR CDC submitted a proposal to participate in the Nassau County Neighborhood Stabilization Program in response to a Request For Proposals (RFP) issued by the Nassau County OHIA. Since its selection, CR CDC has participated in bi weekly NSP conference calls with NC OHIA and other NSP partners to discuss program requirements, procedures, and progress. NC OHIA also disseminates REO property listings located in the target areas. This list is updated weekly. Curtis Riley CDC executed a contract with Nassau County OHIA for NSP funding during the reporting period (9/22/2009). As of the end of the reporting quarter, CR CDC has not had any purchase offers accepted for properties under NSP.

Accomplishments Performance Measures

**This Report Period
Total**

**Cumulative Actual Total / Expected
Total**

of Properties 0 0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/0	0

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	
