

Grantee: Union County, NJ

Grant: B-08-UN-34-0102

April 1, 2009 thru June 30, 2009 Performance Report

Grant Number:

B-08-UN-34-0102

Obligation Date:**Grantee Name:**

Union County, NJ

Award Date:**Grant Amount:**

\$2,601,755.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

Submitted By:

No Submitter Found

Disasters:**Declaration Number**

NSP

Plan Description:

In the recent downturn of the economy, Union County has experienced a high level of foreclosures, abandonment, and vacancies. This has contributed to a greater number of blighted properties and has led to the destabilization of neighborhoods.

Recovery Needs:

The County of Union has been awarded \$2,600,000.00 from the U.S. Department of Housing and Urban Development to assist in the redevelopment of abandoned and foreclosed homes in Union County.

The County will use the NSP funds to establish financing mechanisms for purchase and redevelopment of foreclosed homes and residential properties, purchase and rehabilitate homes and residential properties, and demolish blighted properties.

Overall**This Report Period****To Date****Total Projected Budget from All Sources**

N/A

\$2,601,755.00

Total CDBG Program Funds Budgeted

N/A

\$2,601,755.00

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

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	\$99.90	\$0.00
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$390,263.25	\$0.00
Limit on Admin/Planning	\$0.00	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

The County has awarded NSP funds to 11 projects. Of those, two have acquired property, four are pending acquisition but are awaiting for the availability of funds, and two have identified target properties. Three projects are currently receiving estimates for rehab and/or construction work. One project is ready to begin clearance work, pending the availability of funds while another is currently receiving estimates. The County is awaiting for HUD approval of its DRGR Action Plan submission in order to expend funds.

Project Summary

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-1, Administration	\$16,755.00	\$0.00	\$16,755.00	\$0.00
NSP-2, Homebuyer	\$1,180,000.00	\$0.00	\$1,180,000.00	\$0.00
NSP-3, Rental	\$1,270,000.00	\$0.00	\$1,270,000.00	\$0.00
NSP-4, Demolition	\$135,000.00	\$0.00	\$135,000.00	\$0.00

Activities

Grantee Activity Number:	NSP-2.1
Activity Title:	Elizabeth First Time Homebuyer

Activity Category:

Acquisition - general

Project Number:

NSP-2

Projected Start Date:

03/15/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Homebuyer

Projected End Date:

07/31/2013

Responsible Organization:

City of Elizabeth

Overall
Apr 1 thru Jun 30, 2009
To Date

Total Projected Budget from All Sources	N/A	\$300,000.00
Total CDBG Program Funds Budgeted	N/A	\$300,000.00
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 will be used to acquire and rehabilitate abandoned and foreclosed homes within areas of greatest need in Elizabeth, New Jersey. Once rehabilitated, homes will be sold to income-eligible (below 120% AMI) first-time homebuyers. Affordability will be ensured through the filing of a lien. Periods of affordability will follow those of the HOME Program.

Location Description:

Area of greatest need within the City of Elizabeth, New Jersey.

Activity Progress Narrative:

City of Elizabeth Homebuyer: No accomplishments to date. The subrecipient, the City of Elizabeth, is working with the County on a policy and procedure manual.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/4
# of Persons benefitting	0	0	0	0/0	0/0	0/4

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-2.2

Activity Title: HANDS Homebuyer

Activity Category:

Acquisition - general

Project Number:

NSP-2

Projected Start Date:

03/15/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Homebuyer

Projected End Date:

08/15/2010

Responsible Organization:

Housing & Neighborhood Services (HANDS)

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources

N/A

\$100,000.00

Total CDBG Program Funds Budgeted

N/A

\$100,000.00

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 will be used to acquire and rehabilitate abandoned and foreclosed homes within areas of greatest need in Roselle, New Jersey. Once rehabilitated, homes will be sold to income-eligible (below 120% AMI) first-time homebuyers. Affordability will be ensured through the filing of a lien. Periods of affordability will follow those of the HOME Program.

Location Description:

Areas of greatest need in Roselle, New Jersey.

Activity Progress Narrative:

HANDS has completed acquisition of two properties and assembled a detailed work plan for the rehabilitation and is requesting estimates from contractors.

Performance Measures

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

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-2.3
Activity Title:	Plainfield Homebuyer

Activity Category:

Acquisition - general

Project Number:

NSP-2

Projected Start Date:

03/15/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Homebuyer

Projected End Date:

08/15/2010

Responsible Organization:

City of Plainfield

Overall
Apr 1 thru Jun 30, 2009
To Date

Total Projected Budget from All Sources	N/A	\$500,000.00
Total CDBG Program Funds Budgeted	N/A	\$500,000.00
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 will be used to acquire and rehabilitate abandoned and foreclosed properties within the areas of greatest need of the City of Plainfield, New Jersey. Once rehabilitated, the properties will be sold to income-eligible (below 120% AMI) households.

Location Description:

Areas of greatest need in the City of Plainfield, New Jersey.

Activity Progress Narrative:

Policy & Procedure manual is being worked on and prospective candidates are being evaluated.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/10
# of Households benefitting	0	0	0	0/0	0/0	0/10

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-2.4

Activity Title: MAR Acquisition - Homebuyer

Activity Category:

Acquisition - general

Project Number:

NSP-2

Projected Start Date:

03/15/2009

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Cancelled

Project Title:

Homebuyer

Projected End Date:

08/15/2010

Responsible Organization:

MAR Acquisition Group, LLC

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
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 will be used to acquire and rehabilitate four abandoned or foreclosed single family homes in Roselle. Once rehabilitated, the homes will be sold to low-income (below 50% AMI) households.

Location Description:

312 Drake Ave, Roselle, New Jersey 621 Spruce Street, Roselle, New Jersey 111 W 6th Ave, Roselle, New Jersey 218 ½ 8th East Avenue, Roselle, New Jersey

Activity Progress Narrative:

MAR acquisition is in contract to purchase 4 single family homes and is waiting on execution of contract.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/4
# of Households benefitting	0	0	0	0/4	0/0	0/4

Activity Locations

Address	City	State	Zip
312 Drake Avenue	Roselle	NA	07203

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-3.1
Activity Title:	MAR Acquisition - Rental

Activity Category:

Construction of new housing

Activity Status:

Under Way

Project Number:

NSP-3

Project Title:

Rental

Projected Start Date:

03/15/2009

Projected End Date:

08/15/2009

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

MAR Acquisition Group, LLC

Overall**Apr 1 thru Jun 30, 2009****To Date**

Total Projected Budget from All Sources	N/A	\$421,579.00
Total CDBG Program Funds Budgeted	N/A	\$421,579.00
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 will be used to clear the existing property and construct a new 3 story structure with three one-bedroom units and six two-bedroom units.

Location Description:

84-86 State Street, Elizabeth, New Jersey

Activity Progress Narrative:

Subgrantee is waiting for contract to be executed so the acquisition part can take place. Final subsidy layering procedures are being finalized.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/9
# of Households benefitting	0	0	0	0/9	0/0	0/9

Activity Locations

Address	City	State	Zip
84-86 St Street	Elizabeth	NA	07206

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-3.2
Activity Title:	Magill - Rental

Activity Category:

Acquisition - general

Project Number:

NSP-3

Projected Start Date:

03/15/2009

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Rental

Projected End Date:

08/15/2010

Responsible Organization:

Magill Real Estate, LLC

Overall
Apr 1 thru Jun 30, 2009
To Date

Total Projected Budget from All Sources	N/A	\$150,000.00
Total CDBG Program Funds Budgeted	N/A	\$150,000.00
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 will be used to acquire and rehabilitate two rental units. The units will then be rented to low-income (below 50% AMI) households.

Location Description:

127 Smith Street, Elizabeth, New Jersey

Activity Progress Narrative:

Acquisition will take place as soon as contracts are executed and funds are released. Rehab. Budget is being prepared.

Performance Measures

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

Activity Locations

Address	City	State	Zip
127 Smith Street	Elizabeth	NA	07201

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-3.3

Activity Title: Domus - Myers Senior Residence

Activity Category:

Acquisition - general

Project Number:

NSP-3

Projected Start Date:

03/15/2009

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Rental

Projected End Date:

08/15/2010

Responsible Organization:

Domus Corporation

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$300,000.00
Total CDBG Program Funds Budgeted	N/A	\$300,000.00
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 will be used to acquire and rehabilitate abandoned or foreclosed property for the development of a 51 unit senior housing complex.

Location Description:

1447 Esterbrook, Rahway NJ

Activity Progress Narrative:

DOMUS Corporation Myers Senior Residence: Section 202 Money is being applied for. Estimates for demolition and construction are being requested.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/51
# of Households benefitting	0	0	0	0/51	0/0	0/51

Activity Locations

Address	City	State	Zip
1447 Esterbrook	Rahway	NA	07065

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-3.4
Activity Title:	Community Access Unlimited

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

NSP-3

Project Title:

Rental

Projected Start Date:

03/15/2009

Projected End Date:

08/15/2010

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Community Access Unlimited

Overall**Apr 1 thru Jun 30, 2009****To Date**

Total Projected Budget from All Sources	N/A	\$608,421.00
Total CDBG Program Funds Budgeted	N/A	\$608,421.00
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 will be used to acquire and rehabilitate abandoned and foreclosed properties for use as rental properties. Once rehabilitated, units will be rented to low-income (below 50% AMI) households.

Location Description:

519 Chestnut Street/119 E. Sixth Avenue, Roselle, New Jersey

Activity Progress Narrative:

Community Access Unlimited: Architectural plans and construction budget East 6th Street & Chestnut and development budget are being worked on.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/5
# of Households benefitting	0	0	0	0/5	0/0	0/5

Activity Locations

Address	City	State	Zip
119 East Sixth Avenue	Roselle	NA	07203
519 Chestnut Street	Roselle	NA	07203

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-3.5
Activity Title:	Brand New Day Development

Activity Category:

Construction of new housing

Activity Status:

Under Way

Project Number:

NSP-3

Project Title:

Rental

Projected Start Date:

03/15/2009

Projected End Date:

08/15/2010

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Brand New Day

Overall
Apr 1 thru Jun 30, 2009
To Date

Total Projected Budget from All Sources	N/A	\$70,000.00
Total CDBG Program Funds Budgeted	N/A	\$70,000.00
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 will be used to demolish and redevelop 170-176 1st Street in Elizabeth. The new development will contain 12 units that will be rented to low-income (below 50% AMI) households.

Location Description:

170-176 1st Street, Elizabeth, New Jersey.

Activity Progress Narrative:

Brand New Day/Renaissance Apt: Subgrantee is working on obtaining other funding. When contracts are executed and HUD releases funding, demolition component will start. Acquisition of land has taken place.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/12
# of Households benefitting	0	0	0	0/12	0/0	0/12

Activity Locations

Address	City	State	Zip
170-176 First Street	Elizabeth	NA	07206

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-4.1

Activity Title: Rahway Demolition

Activity Category:

Clearance and Demolition

Activity Status:

Under Way

Project Number:

NSP-4

Project Title:

Demolition

Projected Start Date:

03/15/2009

Projected End Date:

08/15/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Rahway

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$35,000.00
Total CDBG Program Funds Budgeted	N/A	\$35,000.00
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 will be used to demolish and clear two blighted properties within areas of greatest need in the City of Rahway.

Location Description:

Areas of greatest need in the City of Rahway, New Jersey.

Activity Progress Narrative:

Rahway Demolition: The City of Rahway has sites that have been identified and estimates for demolition were requested.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/2

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-4.2
Activity Title:	Hillside Demolition

Activity Category:

Clearance and Demolition

Activity Status:

Under Way

Project Number:

NSP-4

Project Title:

Demolition

Projected Start Date:

03/15/2009

Projected End Date:

08/15/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

Township of Hillside

Overall**Apr 1 thru Jun 30, 2009****To Date**

Total Projected Budget from All Sources	N/A	\$100,000.00
Total CDBG Program Funds Budgeted	N/A	\$100,000.00
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 will be used to demolish and clear up to four blighted properties within the areas of greatest need in the Township of Hillside.

Location Description:

Areas of greatest need in the Township of Hillside.

Activity Progress Narrative:

Town of Hillside Demolition: 3-4 units of housing have been identified. Hillside is in the process of receiving estimates for this work.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/4

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	
