

Grantee: York County, PA

Grant: B-08-UN-42-0001

October 1, 2009 thru December 31, 2009 Performance Report

Grant Number:

B-08-UN-42-0001

Obligation Date:**Grantee Name:**

York County, PA

Award Date:**Grant Amount:**

\$2,017,253.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

George Michael Barnock

Disasters:**Declaration Number**

NSP

Plan Description:

York County is anticipated to receive an allocation of \$2,017,253.00 from the U.S. Department of Housing and Urban Development (HUD) under the Neighborhood Stabilization Program (NSP). The NSP was authorized under the Housing and Economic Recovery Act (HERA) of 2008, for the purpose of assisting in the redevelopment of abandoned and foreclosed homes. Staff of the Housing & Community Development Division of the York County Planning Commission (YCPC) has completed the NSP Substantial Amendment, required by HUD, which identifies the areas of greatest need within the County and specifies the types of activities the County will undertake with these funds. The NSP Substantial Amendment was available for public view and comment beginning November 11, 2008, via the YCPC website (www.ycpc.org) and York County website (www.york-county.org). A display ad was published in York Newspapers on the same date alerting the public of this information and its availability. The aforementioned web announcements were available through November 30, 2008. The NSP Substantial Amendment, which is an amendment to the 2008 York County Annual Action Plan and 2005-2009 York County Consolidated Plan, was approved by the York County Commissioners on November 26, 2008.

Recovery Needs:

In preparing the information needed for the NSP Substantial Amendment, YCPC staff conducted a needs assessment of York County utilizing data related to the number of home foreclosures in 2008, the number of current foreclosure filings, the number of loans made in the County from 2004 to 2006 and the percentage of those loans that were identified as sub-prime loans. The aforementioned data was mapped and outlined the areas of greatest need within the County. The areas of greatest need are located in the following municipalities: Hanover Borough, Dallastown Borough, Red Lion Borough, West York Borough and Yoe Borough. Because of the high number of foreclosure filings in these areas, they were determined to be at the highest risk of foreclosure. This data was also compared to the HUD Risk Score, which measures the estimated foreclosure and abandonment risk of every census block group in York County.

The County of York proposes to utilize NSP funds to promote neighborhood stabilization where sub-prime lending, foreclosure and housing vacancies have negatively affected the housing market. Specifically, the County will use NSP funds for acquisition, demolition, rehabilitation, preservation, energy efficiency and conservation of eligible properties in Hanover Borough, Dallastown Borough, Red Lion Borough, West York Borough and Yoe Borough.

Overall**This Report Period****To Date**

Total Projected Budget from All Sources	N/A	\$2,017,253.00
Total CDBG Program Funds Budgeted	N/A	\$2,017,253.00
Program Funds Drawdown	\$9,837.86	\$9,837.86
Obligated CDBG DR Funds	\$200,000.00	\$200,000.00
Expended CDBG DR Funds	\$9,837.86	\$9,837.86
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	\$302,587.95	\$0.00
Limit on Admin/Planning	\$201,725.30	\$9,837.86
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

The West York project is still progressing along and in the planning stage. The specific project is now titled "Carriage Works Apartments at Keystone Weaving Mill". MBI Development Company, Inc. (developer) made a presentation to the York County Housing and Community Development Loan Committee (Loan Committee) for this project and the Committee is still reviewing the application. Meetings and discussions with the developer and West York Borough were being held throughout the quarter. Additional details are noted under Grantee Activity Number NSP -01. Administration of the NSP Grant is now underway and eligible admin costs are now being expended under activity NSP -04.

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
BCKT, Bucket Project	\$9,837.86	\$2,017,253.00	\$9,837.86

Activities

Grantee Activity Number: NSP - 01

Activity Title: NSP - 01

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

BCKT

Project Title:

Bucket Project

Projected Start Date:

03/01/2009

Projected End Date:

02/28/2014

National Objective:

Low/Mod

Responsible Organization:

York County Planning Commission

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$1,311,214.45
Total CDBG Program Funds Budgeted	N/A	\$1,311,214.45
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
York County Planning Commission	\$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:

MBI Development Company, Inc. (MBI) has been awarded \$1,100,000 for the acquisition of 1320 West Market Street, known as the Keystone Weaving Mill, \$11,214.45 for closing costs, and \$200,000 in demolition, engineering, market study and environmental review costs. Currently, the property of the Mill is a blighting influence on the West York Borough community that was identified as an area of greatest need via the HUD ranking system used for the County's NSP Program.

This project will be a mixed use, mixed income project creating eighty (80) units of affordable and market-rate rental housing. The project will leverage low income housing tax credits (LIHTC) and up to \$5,000,000 in financing backed by the Affordable Housing Trust Fund (AHTF) with payments from the fund of up to \$250,000 per year for a twenty (20) year term. The Redevelopment Authority of the County of York (RACY) will acquire and hold title to this property until MBI receives an allocation of LIHTC.

In addition to this project, CDBG-R funds are anticipated to be used in the area for streetscape improvements along with an Elm Street Grant. Also, CDBG and HOME projects completed and underway are also having a positive effect on West York Borough and combined, are having a significant impact on the Borough.

Location Description:

1320 West Market Street, West York Borough, York - PA.

West York Borough was determined to be one of the areas of greatest need in York County.

Activity Progress Narrative:

The specific project is now titled "Carriage Works Apartments at Keystone Weaving Mill". MBI Development Company, Inc. (developer) made a presentation to the York County Housing and Community Development Loan Committee (Loan Committee) for this project and the Committee is still reviewing the application. Meetings and discussions with the developer and West York Borough were being held throughout the quarter to ready this project for low income housing tax credit application (LIHTC) with the Pennsylvania Housing Finance Agency (PHFA) on February 26, 2010.

Performance Measures

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

# of housing units	0	0	0	0/0	0/0	0/12
# of buildings (non-residential)	0	0	0	0/0	0/0	0/6
# of Persons benefitting	0	0	0	0/2237	0/0	0/4196
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/3
Total acquisition compensation to	0	0	0	0/0	0/0	0/1100000

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 - 02

Activity Title: NSP - 02

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

BCKT

Project Title:

Bucket Project

Projected Start Date:

03/01/2009

Projected End Date:

02/28/2014

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

York County Planning Commission

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$504,313.25
Total CDBG Program Funds Budgeted	N/A	\$504,313.25
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
York County Planning Commission	\$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:

NSP funds will be used to benefit those at 50% of area median income (required 25% set aside funds) in areas of greatest need as determined by HUD and identified above in the location description. Projects funded under this activity will be acquisition, demolition and/or rehabilitation of properties that have been abandoned or foreclosed upon. All activities undertaken with NSP funds shall comply with the regulations and issuances promulgated pursuant to the program as part of the Housing and Economic Recovery Act of 2008, as amended or revised.

Location Description:

Activities will be conducted within the areas of greatest need identified throughout the County, which include Hanover Borough, Dallastown Borough, Red Lion Borough, West York Borough and Yoe Borough. Specific activity locations within the aforementioned areas will be determined once local applications are approved. If the County utilizes NSP funds in the City of York, the County must demonstrate the project meeting the "greatest need" requirement within the City of York and York County and the project must occur on demolished or vacant land that is either abandoned or foreclosed upon.

Activity Progress Narrative:

No progress to report.

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: NSP - 03

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

BCKT

Projected Start Date:

03/01/2009

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Cancelled

Project Title:

Bucket Project

Projected End Date:

02/28/2014

Responsible Organization:

York County Planning Commission

Overall

Oct 1 thru Dec 31, 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
York County Planning Commission	\$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 provides financial assistance for eligible homeowners. All applications will be submitted to staff and the York County Loan Committee for review and recommendation. Applications will then be submitted to the York County Commissioners for approval. All activities undertaken with NSP funds shall comply with the regulations and issuances promulgated pursuant to the program as part of the Housing and Economic Recovery Act of 2008, as amended or revised.

Location Description:

Activities will be conducted within the areas of greatest need within the County, which include Hanover Borough, Dallastown Borough, Red Lion Borough, West York Borough and Yoe Borough. Specific activity locations within the aforementioned areas will be determined once local applications are approved.

Activity Progress Narrative:

No progress to report.

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

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 - 04

Activity Title: NSP - 04

Activity Category:

Administration

Project Number:

BCKT

Projected Start Date:

03/01/2009

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Bucket Project

Projected End Date:

02/28/2014

Responsible Organization:

York County Planning Commission

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$201,725.30
Total CDBG Program Funds Budgeted	N/A	\$201,725.30
Program Funds Drawdown	\$9,837.86	\$9,837.86
Obligated CDBG DR Funds	\$200,000.00	\$200,000.00
Expended CDBG DR Funds	\$9,837.86	\$9,837.86
York County Planning Commission	\$9,837.86	\$9,837.86
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Program Administration - Personnel & Operating General management and coordination of the Neighborhood Stabilization Program, including indirect and operation costs associated with the Program.

Location Description:

York County Planning Commission Housing & Community Development Department 28 East Market Street York, PA 17401-1580

Activity Progress Narrative:

General management and oversight of the NSP Grant is now underway.

Performance Measures

No Performance Measures found.

Activity Locations

Address

28 East Market St.

City

York County

State

NA

Zip

17401-

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources
