

Jan 1, 2010 thru Mar 31, 2010 Performance Report

Grant Number:

B-08-MN-36-0103

Obligation Date:**Grantee Name:**

New York City, NY

Award Date:**Grant Amount:**

\$24,257,740.00

Contract End Date:**Grant Status:**

Active

Reviewed By HUD:

Submitted - Await for Review

QPR Contact:

Arden Sokolow

Disasters:**Declaration Number**

NSP

Plan Description:

The New York City Neighborhood Stabilization Home Ownership Program will use NSP funds to acquire and rehabilitate foreclosed and abandoned residential properties. The program may also establish financing mechanisms for the purchase and redevelopment of foreclosed and abandoned residential properties. These types of activities are CDBG eligible under 570.201(a) (b) and (d) and 570.202 for NSP eligible use a, b, d, and e. All units assisted will be occupied by households meeting the definitions of low, moderate and middle income as defined in the Housing and Economic Recovery Act of 2008. Funds will be available for households with incomes up to 120% of median income adjusted for household size, currently \$92,160 for a family of 4. The activities funded through NSP will be targeted to areas exhibiting the greatest needs. The areas targeted for assistance are primarily lower income communities experiencing a high number of foreclosed and abandoned properties and based on HUD data are ranked as areas with high foreclosure risk scores and highest percentage of high cost loan rates associated with sub prime lending. The communities of Jamaica, Bellerose/Rosedale, North Shore, Howard Beach/South Ozone Park, Kew Gardens/Woodhaven, Rockaways, South Shore, Bedford Stuyvesant, Jackson Heights, Williamsbridge/Baychester, East New York/Starrett City, Flatlands/Canarsie, Mid-Island, East Flatbush, Hillcrest/Fresh Meadows, Flushing/Whitestone, Soundview/Parkchester, Middle Village/Ridgewood, Bushwick, and Morrisania/East Tremont have been designated as areas of greatest need.

Recovery Needs:

This approach will have several benefits. By targeting funds to specific communities, there will be a greater impact on the neighborhood and funds will be directed to communities where it is needed the most. Another expected benefit is that housing that is safe and decent will be made available to low, moderate and middle income households. To address the housing conditions, New York City will work with a non-profit and for profit housing developers to acquire vacant and/or foreclosed 1-4 and multifamily properties, rehabilitate the homes/buildings and sell or rent the homes to eligible low, moderate and middle income households.

Overall

	This Report Period	To Date
Total Projected Budget from All Sources	N/A	24,257,740
Total CDBG Program Funds Budgeted	N/A	24,257,740
Program Funds Drawdown	215,334.68	215,334.68
Obligated CDBG DR Funds	736,434.68	736,434.68
Expended CDBG DR Funds	0	215,234
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99	46.154
Minimum Non-Federal Match	0	0
Limit on Public Services	3,638,661	0
Limit on Admin/Planning	2,425,774	0
Limit on State Admin	0	0

Progress Toward Activity Type Targets

Activity Type	Target	Actual
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Progress Toward National Objective Targets

National Objective	Target	Actual
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Overall Progress Narrative:

In the first quarter of 2010, New York City's Department of Housing Preservation and Development (HPD) made significant progress obligating NSP funds. The details of specific obligations can be found on each activity. Because some obligations were technically entered in the Disaster Recovery Grant Reporting system in the second quarter, they do not appear in this Quarterly Performance Report's metrics section; however, they are addressed in the narrative sections.

After receiving guidance from HUD on the credit facility model for the REO program, including specifically the appropriate obligation amount and the structure of the loan loss reserve, HPD modified the lump sum deposit agreement to reflect this guidance and the agreement is under review by the participating lenders. The agreement will be delivered to HUD shortly.

Project Summary

Project#, Project Title	This Report Period		To Date	
	Program Funds Drawdown	Project Funds Budgeted	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	0	0	0	0
ADMIN - 001, ADMIN	0	521,100	521,100	0

Own Aban - 001, Owner-Abandoned Multifamily Property Strategy

215,334.68

6,064,435

215,334.68

REO - 001, Real Estate Owned (REO) Strategy

0

17,672,205

0

Project/Activity Index:

Project #	Project Title	Grantee Activity #	Activity Title
REO - 001	Real Estate Owned (REO) Strategy	REO - 001	Real Estate Owned (REO) Strategy- Loan Loss Reserve
		REO - 002	Real Estate Owned (REO) - Rehab.
Own Aban - 001	Owner-Abandoned Multifamily Property Strategy	Own Aban - 001	Owner Abandon Multi Family Property - Acquisition
		Own Aban - 001-001	7A-1514 DeKalb Ave.
9999	Restricted Balance	<i>No activities in this project</i>	
ADMIN - 001	ADMIN	ADMIN - 001	Administration

Activities

Grantee Activity Number:

ADMIN - 001

Activity Title:

Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

ADMIN - 001

Project Title:

ADMIN

Projected Start Date:

03/20/2009

Projected End Date:

03/20/2013

National Objective:

N/A

Responsible Organization:

NYCHPD

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources

N/A

521,100

Total CDBG Program Funds Budgeted

N/A

521,100

Program Funds Drawdown	0	0
Obligated CDBG DR Funds	521,100	521,100
Expended CDBG DR Funds	0	0
NYCHPD	0	0
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

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

No Performance Measures Found

Activity Description:

Location Description:

Activity Progress Narrative:

Activity Location:

Address	City	State	Zip
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Other Funding Sources	Amount
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No Other Funding Sources Found

Grantee Activity Number:

Own Aban - 001

Activity Title:

Owner Abandon Multi Family Property - Acquisition

Activity Category:

Acquisition - general

Activity Status:

Planned

Project Number:

Own Aban - 001

Project Title:

Projected Start Date:

05/15/2009

Projected End Date:

03/20/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

NYCHPD

	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	2,924,550.16
Total CDBG Program Funds Budgeted	N/A	2,924,550.16
Program Funds Drawdown	0	0
Obligated CDBG DR Funds	0	0
Expended CDBG DR Funds	0	0
NYCHPD	0	0
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/11
# of housing units	0	0	0	0/0	0/0	0/88
# of Households benefitting	0	0	0	0/88	0/0	0/88

Activity Description:

Owner-Abandoned Multifamily Property Strategy- 25% of NSP funds will be used in existing HPD programs such as 7A and the Alternative Enforcement Program (AEP) targeting families earning up to 50% AMI. 7A is a management and financing program for privately owned buildings that have been abandoned by their owners. AEP is an enforcement and emergency repair program used to address unacceptable housing maintenance conditions in distressed multiple dwellings. HPD will utilize NSP to fund private building administrators to acquire and rehabilitate abandoned and foreclosed properties, assisting renters affected by the subprime and foreclosure crisis.

Location Description:

Neighborhood stabilization efforts targeting renters earning up to 50% AMI will overlap with areas identified as having the greatest need. All 11 properties identified for NSP funding in the 7A pipeline are located in neighborhoods listed in the greatest need ranking chart.

Activity Progress Narrative:

HPD has identified several projects that will account for the remaining funding for the Owner-Abandoned strategy. All of these projects will benefit New York City residents at 50% of AMI, satisfying the low-income set aside requirement. The project requiring the greatest amount of

funding is expected to receive a foreclosure judgment in June 2010, after which, HPD would partner with the new owner and developer to fund the acquisition and rehabilitation of this group of extremely distressed properties. HPD is confident that the low income set-aside will be obligated by the September 2010 deadline.

Activity Location:

Address

City

State

Zip

No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources

Amount

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Grantee Activity Number:

Own Aban - 001-001

Activity Title:

7A- 1514 DeKalb Ave.

Activity Category:

Acquisition - general

Activity Status:

Completed

Project Number:

Own Aban - 001

Project Title:

Owner-Abandoned Multifamily Property Strategy

Projected Start Date:

11/05/2009

Projected End Date:

11/13/2009

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

NYCHPD

	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	215,334.68
Total CDBG Program Funds Budgeted	N/A	215,334.68
Program Funds Drawdown	215,334.68	215,334.68
Obligated CDBG DR Funds	215,334.68	215,334.68
Expended CDBG DR Funds	0	215,234
Match Contributed	0	0
Program Income Received	0	0

Program Income Drawdown

0

0

Performance Measures

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

No Performance Measures Found

Activity Description:

Location Description:

Activity Progress Narrative:

Activity Location:

Address	City	State	Zip
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No Activity Locations Found

Other Funding Sources Budgeted - Detail Match Sources

Amount

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Grantee Activity Number:

REO - 001

Activity Title:

Real Estate Owned (REO) Strategy-Loan Loss Reserve

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

REO - 001

Project Title:

Real Estate Owned (REO) Strategy

Projected Start Date:

05/15/2009

Projected End Date:

03/20/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

NYCHPD

	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	9,796,068
Total CDBG Program Funds Budgeted	N/A	9,796,068
Program Funds Drawdown	0	0
Obligated CDBG DR Funds	0	0
Expended CDBG DR Funds	0	0
NYCHPD	0	0
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/95
# of housing units	0	0	0	0/0	0/0	0/156
# of Households benefitting	0	0	0	0/0	0/156	0/156

Activity Description:

Real Estate Owned (REO) Strategy- 75% of NSP funds will partially fund a credit facility established to facilitate acquisition and rehabilitation of REO homes by nonprofit organizations with HPD oversight. Homes will be resold as affordable housing to families earning up to 120% of Area Median Income (AMI).

Location Description:

REO properties will be concentrated in the top 13 neighborhoods that have demonstrated the highest number of foreclosure auction listings resulting from mortgage and tax liens for residential properties in New York City (Bronx, Brooklyn, Queens and Staten Island).

Activity Progress Narrative:

Activity Location:

Address	City	State	Zip
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No Activity Locations Found

Other Funding Sources Budgeted - Detail
Match Sources

Amount

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Grantee Activity Number:

REO - 002

Activity Title:

Real Estate Owned (REO) - Rehab.

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

REO - 001

Project Title:

Real Estate Owned (REO) Strategy

Projected Start Date:

05/15/2009

Projected End Date:

03/20/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

NYCHPD

	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	7,876,137
Total CDBG Program Funds Budgeted	N/A	7,876,137
Program Funds Drawdown	0	0
Obligated CDBG DR Funds	0	0
Expended CDBG DR Funds	0	0
NYCHPD	0	0
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/95
# of housing units	0	0	0	0/0	0/0	0/156
# of Households benefitting	0	0	0	0/0	0/156	0/156

Activity Description:

Real Estate Owned (REO) Strategy- 75% of NSP funds will partially fund a credit facility established to facilitate acquisition and rehabilitation of REO homes by nonprofit organizations with HPD oversight. Homes will be resold as affordable housing to families earning up to 120% of Area Median Income (AMI).

Location Description:

REO properties will be concentrated in the top 13 neighborhoods that have demonstrated the highest number of foreclosure auction listings resulting from mortgage and tax liens for residential properties in New York City (Bronx, Brooklyn, Queens and Staten Island).

Activity Progress Narrative:

Because the obligation amounts were technically entered in the Disaster Recovery Grant Reporting system in the second quarter, they do not appear in this Quarterly Performance Report's metrics section; however, the addresses are included in this narrative. HPD's developer and partner in the REO program, Restoring Urban Neighborhoods LLC, has acquired 14 1-4 family homes in Brooklyn, the Bronx, Queens and Staten Island. These acquisitions will benefit 23 moderate income households (up to 120% of AMI). An additional 9 properties are in contract (pending environmental review and other program requirements). Like all properties acquired under the REO program, these homes require rehabilitation work to make them safe and habitable. Restored Homes will perform all necessary work and then resell these homes as affordable housing. Most of the homes acquired and in contract were identified through the National Community Stabilization Trust (NCST), which works with major servicers to coordinate with local and state governments undertaking programs like ours.

Properties Acquired:

1. 8 Grove Place, Staten Island (North Shore Sub-Borough Area)
2. 82 Blackford Avenue, Staten Island (North Shore Sub-Borough Area)
3. 143-33 Glassboro Avenue, Queens (Jamaica Sub-Borough Area)
4. 3540 Eastchester Rd, Bronx (Williamsbridge/Baychester Sub-Borough Area)
5. 174-37 127th Avenue, Queens (Jamaica Sub-Borough Area)
6. 60 Erastina Place, Staten Island (North Shore Sub-Borough Area)
7. 134-14 176th Street, Queens (Jamaica Sub-Borough Area)
8. 168-13 118th Rd, Queens (Jamaica Sub-Borough Area)
9. 118-38 Long Street, Queens (Jamaica Sub-Borough Area)
10. 145-53 Arlington Terrace, Queens (Jamaica Sub-Borough Area)
11. 249 Ridgewood Avenue, Queens (East New York/Starret City Sub-Borough Area)
12. 87 Elton Street, Brooklyn (East New York/Starret City Sub-Borough Area)

Additionally, the following two properties were acquired with funding from HPD's sub-recipient grant from New York State and will be reported in its DRGR obligations:

1. 715 Vermont Street, Brooklyn (Zip Code 11207)*
2. 3217 Tenbroeck Avenue, Bronx (Zip Code 10469)*

*New York State target geography is determined by zip codes, whereas New York City target geography is determined by Sub-Borough Areas.

Activity Location:

Address

City

State

Zip

No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources

Amount

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found