

Grantee: State of New York

Grant: B-11-DN-36-0001

July 1, 2013 thru September 30, 2013 Performance Report



Grant Number:

B-11-DN-36-0001

Obligation Date:**Award Date:****Grantee Name:**

State of New York

Contract End Date:

03/04/2014

Review by HUD:

Reviewed and Approved

LOCCS Authorized Amount:

\$5,000,000.00

Grant Status:

Active

QPR Contact:

Jason Pearson

Estimated P/RL Funds:**Total Budget:**

\$5,000,000.00

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

In June 2011, HFA completed its RFP selection process and selected four projects to award a total of \$4,500,000. Some of the original awards were subsequently modified in response to market conditions. The current selected activities are detailed in the fourth NSP3 Substantial Amendment, which was submitted to HUD on October 4, 2013. HFA will retain \$500,000 for administrative purposes.

How Fund Use Addresses Market Conditions:

The selection process for the NSP3 program was designed to ensure that the limited NSP3 funds available were awarded to applicants with programs that have or will meet all federal requirements, demonstrate a significant need for the proposed activity, and produce a substantial impact to the community. Proposed areas of need were required to have an NSP3 Need Score of 16 or higher to ensure that funds give priority emphasis to areas with the highest percentage of home foreclosures, the highest percentage of homes financed by subprime mortgage-related loans, and most likely to face a significant rise in the rate of home foreclosures.

Ensuring Continued Affordability:

Each of New York State's NSP3 programs will ensure affordability for different periods of time, but at a minimum will be consistent with the HOME program standards at 24 CFR 92.254. In all cases, affordability will be enforced through a mortgage, restrictive covenant, or other enforcement mechanism.

Definition of Blighted Structure:

The term "Blighted Structure" shall mean a structure that shows signs of deterioration that are sufficient to constitute a threat to human health, safety and public welfare and is considered substandard under local definition. This condition must be certified by an authorized government entity. Detailed explanation of the physical condition of the structure or structures is required to establish the extent of substandard and blighting conditions.

Definition of Affordable Rents:

During Year 1, if an NSP-assisted property consists of tenants with incomes at or below 50% of AMI, rents for such property may not exceed 30% of 50% of AMI, adjusted for family size and tenant-paid utilities; or
 If an NSP-assisted property consists of tenants with incomes between 50% and 80% of AMI, the rents in such property may not exceed 30% of 80% of AMI, adjusted for family size and tenant-paid utilities; or
 If an NSP-assisted property consists of tenants with incomes between 80% and 120% of AMI, the rents in such property may not exceed 30% of 120% of AMI, adjusted for family size and tenant-paid utilities.
 During years 2 through the end of the affordability period, rents may increase by 2% per year. HFA will consider an alternate formula for rent increases based on local market conditions.

Housing Rehabilitation/New Construction Standards:

In addition to the housing rehabilitation standards required by NSP3, all rehabilitation activities assisted under NSP3 shall address health and safety violations, correct substandard conditions and make essential improvements. Such improvements shall include but are not limited to: performing energy-related repairs or improvements including the installation of Energy Star appliances and energy efficient windows, providing



for handicapped accessibility under reasonable accommodation and reasonable modification standards, the abatement of lead-based paint hazards and the repair or replacement of major housing systems in danger of failure. All rehabilitation must meet applicable local standards, codes and ordinances. Lead Based Paint standards apply to housing built prior to 1978.

Vicinity Hiring:

The grant agreement with HFA requires each subrecipient to provide for and report on the hiring of employees who reside in the vicinity of the project or contract with small businesses that are owned and operated by persons residing in the vicinity of the project.

Procedures for Preferences for Affordable Rental Dev.:

Through its RFP process, HFA created a preference for projects that will provide affordable rental housing.

Grantee Contact Information:

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Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$5,000,000.00
Total Budget	\$1,000,000.00	\$5,000,000.00
Total Obligated	\$253,441.97	\$753,441.97
Total Funds Drawdown	\$253,441.97	\$395,304.84
Program Funds Drawdown	\$253,441.97	\$395,304.84
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$849,297.49	\$3,159,370.87
Match Contributed	\$0.00	\$4,746,128.00

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	\$4,746,128.00
Limit on Public Services	\$750,000.00	\$0.00
Limit on Admin/Planning	\$500,000.00	\$141,862.87
Limit on State Admin	\$0.00	\$141,862.87

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$500,000.00	\$500,000.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,250,000.00	\$3,074,038.00



Overall Progress Narrative:

On March 17, 2011, the New York State Housing Finance Agency (HFA), on behalf of the State, issued a Request for Proposals (RFP) to enable local governments, nonprofits, and for-profit providers to apply for the available \$4.5 million in NSP3 funds. Responses to the RFP were due on April 27, 2011. The selection process for the NSP3 program was designed to ensure that the limited NSP3 funds available were awarded to applicants with programs that have or will meet all federal requirements, demonstrate a significant need for the proposed activity, and produce a substantial impact to the community. Proposed areas of need were required to have an NSP3 Need Score of 16 or higher to ensure that funds give priority emphasis to areas with the highest percentage of home foreclosures, the highest percentage of homes financed by subprime mortgage-related loans, and most likely to face a significant rise in the rate of home foreclosures. In addition, applications were competitively rated, scored, and selected based on, but not limited to, the following factors:

- Applicants that provided sufficient market analysis supporting the proposed activities in the identified target area;
- Programs that will result in the greatest impact in the identified target area(s) as defined as the percentage of foreclosed properties available within the past year that are intended to be acquired;
- Applicants with demonstrated capacity to implement their proposed programs and expend funds in advance of the statutory deadlines. Applicants must have met a minimum threshold of demonstrating that the respective applicant has successfully carried out and completed NSP3 eligible activities involving at least 25 units of homeownership housing or 75 units of rental housing within the 36-month period immediately preceding the date of the release of the RFP;
- Programs with a focused strategy for effective neighborhood stabilization, including addressing the factors that make the area vulnerable to future foreclosures;
- Programs that provide sustained affordability by incorporating green and sustainable development practices;
- Programs that develop affordable rental housing;
- Proposals that detailed how high quality pre-purchase counseling will be provided to new homebuyers;
- Programs that leverage the largest portions of additional funding sources;
- Applicants having direct knowledge and experience in the implementation of activities funded through the Neighborhood Stabilization, CDBG and HOME Programs, and in compliance with applicable federal and State statutory requirements that govern NSP3;
- Programs that serve the lowest possible incomes in a sustainable way, especially ones that serve households at or below 50% of AMI;
- Programs that achieve the longest possible affordability period;
- Programs that minimize displacement; and/or
- Programs that use the least amount of subsidy per unit.

In June 2011, HFA completed its initial selection process and identified four Type B and E projects to which it recommended awarding a total of \$4,500,000. HFA plans to retain \$500,000 for administrative purposes. Some of the original activities have since been revised, and the current activities are detailed in the fourth NSP3 Substantial Amendment, which was submitted to and approved by HUD in October 2013. Projects by the City of New York and the City of Rochester are all underway. The Wyandanch Rising Building B project is expected to commence construction by the end of the year after the planned closing of the project's financing in December.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
ADMIN, Administration	\$0.00	\$500,000.00	\$141,862.87
E, Redevelopment	\$253,441.97	\$4,500,000.00	\$253,441.97



Activities

Grantee Activity Number:	3010
Activity Title:	City of New York

Activity Category:

Construction of new housing

Project Number:

E

Projected Start Date:

05/01/2012

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

03/03/2014

Completed Activity Actual End Date:

Responsible Organization:

NYC Department of HPD

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$3,074,038.00
Total Budget	\$0.00	\$3,074,038.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$634,936.00	\$2,680,801.00
NYC Department of HPD	\$634,936.00	\$2,680,801.00
Match Contributed	\$0.00	\$4,746,128.00

Activity Description:

The City of New York's NSP3 program consists of two separate projects, described as follows:

- 1) New York City will undertake a project in the East New York section of Brooklyn that will expand upon several development projects that have been completed or are under development in the immediate area, some of which are funded under NSP1, and all of which are contributing to an overall effort to rehabilitate the neighborhood, which is experiencing high rates of foreclosure and has great need for affordable rental housing. The project consists of the new construction of three buildings on three vacant lots, creating 29 units of new rental housing. Within this program, New York State NSP3 funds will specifically be allocated to construct four units for income-qualifying tenants at or below 50% of AMI.
- 2) New York City will undertake a project in the Port Morris section of the South Bronx, which is one of the community districts with the highest rates of poverty and of unemployment across New York City. The project will result in job growth from the new construction activity as well as economic activity from the tenants and the supportive service providers that will work in the new development. The project consists of the new construction of two buildings on two vacant lots, creating 121 units of supportive rental housing for seriously and persistently mentally ill individuals and chronically homeless families, who are in great need of housing and related support. Within this project, New York State NSP3 funds will specifically be allocated to construct nine units for income-qualifying tenants at or below 50% of AMI.

Location Description:

East New York neighborhood of Brooklyn (Kings County), New York and Port Morris neighborhood of The Bronx (Bronx County), New York.



Activity Progress Narrative:

Cypress Village, one of two of the City of New York's NSP3 projects, is currently in the final months of construction at 66% construction completion, and marketing for prospective tenants has begun. All NSP3 funds have been expended on this project, and additional sources are being expended to fund the ongoing construction activities. Construction is underway on the Barrier Free Living development, the City of New York's second NSP3 project, and at 9% construction completion is scheduled to be completed in late 2014. All NSP3 funds have been expended on this project, and additional sources are being expended to fund the ongoing construction activities.

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: 3028

Activity Title: City of Rochester

Activity Category:

Construction of new housing

Project Number:

E

Projected Start Date:

05/01/2012

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

03/03/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Rochester

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$425,962.00
Total Budget	\$0.00	\$425,962.00
Total Obligated	\$253,441.97	\$253,441.97
Total Funds Drawdown	\$253,441.97	\$253,441.97
Program Funds Drawdown	\$253,441.97	\$253,441.97
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$214,361.49	\$336,707.00
City of Rochester	\$214,361.49	\$336,707.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The City of Rochester will undertake a program to redevelop three City-owned vacant single-family homes in the Susan B. Anthony Preservation District located in the southwest quadrant of the City of Rochester, creating three units of rehabilitated homeownership housing for households between 80% and 120% of AMI. The three homes comprise 75% of the vacant properties in the neighborhood. The proposed program will expand upon several other affordable development projects that have been completed and/or under development in the immediate area, all of which are contributing to an overall effort to improve the southwest neighborhoods of the City.

Location Description:

Susan B. Anthony Preservation District, Rochester, Monroe County, New York

Activity Progress Narrative:

Construction of the first of three properties is 95% complete, and is expected to be finished by the end of November. Once this first property has sold, the two remaining properties will be bid.

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: 3043

Activity Title: Wyandanch Rising - Building B

Activity Category:

Construction of new housing

Project Number:

E

Projected Start Date:

10/31/2013

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Redevelopment

Projected End Date:

04/30/2015

Completed Activity Actual End Date:

Responsible Organization:

WR Communities B LLC

Overall

	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,000,000.00
Total Budget	\$1,000,000.00	\$1,000,000.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
WR Communities B LLC	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

WR Communities B LLC is undertaking the development of a second mixed-income, mixed-use building as part of Phase 1 of the Wyandanch Rising redevelopment efforts being led by the Town of Babylon in Suffolk County. Wyandanch Rising is a transit oriented development representing significant public and private efforts to transform the greater Wyandanch community, which has long been recognized as one of the most economically disadvantaged communities on Long Island. The building, which is new construction on currently vacant land, will contain 86 units of environmentally sustainable rental housing above ground floor, neighborhood supported retail. Within this project, New York State NSP3 funds will specifically be allocated to partially finance the development of 60 of the rental units, 51 of which will be set aside for income-qualifying tenants at or below 60% of AMI, and an additional 9 units set aside for income-qualifying tenants at or below 90% of AMI.

Location Description:

Wyandanch, Suffolk County, New York

Activity Progress Narrative:

This activity has not commenced as of the end of the third quarter. The project's financing is expected to close by the end of the year, with construction commencing soon thereafter.

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: 6000-NYS Admin
Activity Title: NSP3 Administration

Activity Category:

Administration

Project Number:

ADMIN

Projected Start Date:

03/04/2011

Benefit Type:

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National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

03/03/2014

Completed Activity Actual End Date:

Responsible Organization:

New York State Housing Finance Agency

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$500,000.00
Total Budget	\$0.00	\$500,000.00
Total Obligated	\$0.00	\$500,000.00
Total Funds Drawdown	\$0.00	\$141,862.87
Program Funds Drawdown	\$0.00	\$141,862.87
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$141,862.87
New York State Housing Finance Agency	\$0.00	\$141,862.87
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity was created to represent the 10 percent Administrative Set Aside of New York State's NSP3 award, for the purposes of drawing funds for the reimbursement of administrative and program related expenses.

Location Description:

The office of the grantee administering New York State's NSP3 award, the New York State Housing Finance Agency, is located at 641 Lexington Avenue, New York, New York 10022.

Activity Progress Narrative:

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

