THE NEW YORK STATE
NEIGHBORHOOD STABILIZATION PROGRAM 3
SUBSTANTIAL AMENDMENT
SEPTEMBER 2013

The U.S. Department of Housing and Urban Development (HUD) has been authorized to administer the federal Neighborhood Stabilization Program 3 (NSP3). NSP3 provides grants to States and local governments to redevelop vacant, foreclosed, and abandoned properties into affordable housing, land bank foreclosed homes, and/or demolish blighted structures. The funding is provided under Section 1497 of the Wall Street Reform and Consumer Protection Act of 2010.

On September 8, 2010, HUD released the NSP3 allocation amounts for states and other jurisdictions. In accordance with HUD guidelines, New York State submitted to HUD a first NSP3 Substantial Amendment on March 1, 2011, a second NSP3 Substantial Amendment on June 30, 2011, and a third NSP3 Substantial Amendment on April 3, 2013. Due to changes in the State's NSP3 Program since those submissions, a revised NSP3 Substantial Amendment must be submitted to HUD at this time. The NSP3 Substantial Amendments are amendments to the jurisdictions' approved 2010 Action Plan. The allocation under NSP3 for the New York State Program is $5 million and funds will be administered by the Office of Community Renewal.

In accordance with HUD guidelines, the NSP3 Substantial Amendment to the 2010 Action Plan for the New York State Program must be published for no less than 15 calendar days for public comment before it is submitted to HUD. **The public comment period will begin on Monday, September 16, 2013 and end on Monday, September 30, 2013.**

The New York State NSP3 Substantial Amendment to the 2010 Action Plan will be available during the public comment period on the New York State Homes and Community Renewal (HCR) website www.nyshcr.org. Copies can be requested by e-mail at nsp@nyshcr.org or by telephoning 1-866-275-3427. Written comments must be postmarked no later than September 30, 2013 and addressed to: Jason Pearson, New York State Homes and Community Renewal, 641 Lexington Avenue, 4th Floor, New York, NY 10022. E-mail comments must be sent by September 30, 2013 and e-mailed to: nsp@nyshcr.org.

The New York State NSP3 information and proposed activities that are being recommended to HUD, as detailed on the following pages, are subject to HUD's approval of this New York State NSP3 Substantial Amendment. The information and activities contained herein are therefore subject to change.

1. NSP3 Grantee Information

NSP3 Program Administrator Contact Information	
Name (Last, First)	Pearson, Jason
Email Address	jpearson@nyshcr.org
Phone Number	(212) 872-0470
Mailing Address	New York State Housing Finance Agency
	641 Lexington Avenue
	4th Floor
	New York, NY 10022

2. Areas of Greatest Need

Map Submission

The map generated at the HUD NSP3 Mapping Tool for Preparing Action Plan website is included as an attachment.

Data Sources Used to Determine Areas of Greatest Need

Describe the data sources used to determine the areas of greatest need.
Response:
The State primarily determined areas of greatest need through data provided by the NSP3 Mapping Tool and the HUD spreadsheet data on housing units, income characteristics, vacancy rates, mortgages, foreclosures, price changes, and unemployment.   In addition, the State required submission of market information in responses to its RFP (described below), such as a market study or publicly available information such as that offered by Policy Map, to ensure adequate market supply and demand for proposed programs.

Determination of Areas of Greatest Need

Describe how the areas of greatest need were established.
Response:
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.

Needs of other communties within New York State that received their own direct NSP3 allocation may be viewed at the following links:

Town of Islip: http://www.islipcda.org/Plans/NSP3_Final_Application%20-%20Amended%203-4-2011.pdf

Nassau County: http://www.nassaucountyny.gov/agencies/EconomicDevelopment/Docs/PDF/NSP3SUBSTANTIALAMENDMENTFINAL3-17-11.pdf

Suffolk County: http://www.suffolkcountyny.gov/Portals/0/ecodev/Community%20Development/NSP3%20FED%20Substantial%20Amendmen-10.15.12.pdf

City of New York: http://www.nyc.gov/html/dcp/pdf/pub/conplan2010_nsp.pdf

3. Definitions and Descriptions

Definitions

Term	Definition
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.
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.

Descriptions

Term	Definition
Long-Term Affordability	The time periods for continued affordability must be, at a minimum, consistent with the HOME program standards at 24 CFR 92.254, as follows: Per-Unit Amount of Permanent NSP Subsidy Minimum Period of Affordability in Years Under $15,000 5 $15,000 to $40,000 10 Over $40,000 15 New Construction 20
Housing Rehabilitation 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.

4. Low-Income Targeting

Low-Income Set-Aside Amount

Enter the low-income set-aside percentage in the first field. The field for total funds set aside will populate based on the percentage entered in the first field and the total NSP3 grant.

Identify the estimated amount of funds appropriated or otherwise made available under the NSP3 to be used to provide housing for individuals or families whose incomes do not exceed 50 percent of area median income.
Response: Total low-income set-aside **percentage** (must be no less than 25 percent): 61.48%   Total funds set aside for low-income individuals = $3,074,038

Meeting Low-Income Target

Provide a summary that describes the manner in which the low-income targeting goals will be met.
Response: The low-income targeting goals will be met through Activity 1 (City of New York - Brooklyn) and Activity 2 (City of New York - Bronx) described in Section 7.

5. Acquisition and Relocation

Demolition or Conversion of LMI Units

Does the grantee intend to demolish or convert any low- and moderate-income dwelling units (i.e., ≤ 80% of area median income)?	No

If yes, fill in the table below.

Question	Number of Units
The number of low- and moderate-income dwelling units—i.e., ≤ 80% of area median income—reasonably expected to be demolished or converted as a direct result of NSP-assisted activities.	
The number of NSP affordable housing units made available to low- , moderate-, and middle-income households—i.e., ≤ 120% of area median income—reasonably expected to be produced by activity and income level as provided for in DRGR, by each NSP activity providing such housing (including a proposed time schedule for commencement and completion).	
The number of dwelling units reasonably expected to be made available for households whose income does not exceed 50 percent of area median income.	

6. Public Comment

Citizen Participation Plan

Briefly describe how the grantee followed its citizen participation plan regarding this proposed substantial amendment or abbreviated plan.
Response: New York State has followed its usual method for publishing the public notice and this Amendment by posting them on the New York State Homes and Community Renewal (HCR) website at www.nyshcr.org. The New York State NSP3 Substantial Amendment has been posted for public comment for 15 days from September 16, 2013 through the close of business on September 30, 2013. Written comments must be postmarked no later than September 30, 2013 and addressed to: Jason Pearson, New York State Homes and Community Renewal, 641 Lexington Avenue, 4th Floor, New York, NY 10022. Email comments must be sent by September 30, 2013 and emailed to: nsp@nyshcr.org.

Summary of Public Comments Received.

The summary of public comments received, if any, will be included as an attachment.

7. NSP Information by Activity

Enter each activity name and fill in the corresponding information. If you have fewer than seven activities, please delete any extra activity fields. (For example, if you have three activities, you should delete the tables labeled "Activity Number 4," "Activity Number 5," "Activity Number 6," and "Activity Number 7." If you are unsure how to delete a table, see the instructions above.

The field labeled "Total Budget for Activity" will populate based on the figures entered in the fields above it.

Consult the NSP3 Program Design Guidebook for guidance on completing the "Performance Measures" component of the activity tables below.

Activity Number 1	
Activity Name	City of New York - Brooklyn
Uses	Select all that apply: ☐ Eligible Use A: Financing Mechanisms ☐ Eligible Use B: Acquisition and Rehabilitation ☐ Eligible Use C: Land Banking ☐ Eligible Use D: Demolition ☒ Eligible Use E: Redevelopment
CDBG Activity or Activities	24 CFR 570.201(a) Acquisition and (b) Disposition; 24 CFR 570.202 Eligible rehabilitation and preservation activities for demolished or vacant properties.
National Objective	Low-Income Housing to Meet 25% Set-Aside (LH25)
Activity Description	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. These rental apartments will remain affordable for a period of at least 30 years, which will be enforced through a mortgage, restrictive covenant, or other enforcement mechanism. 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.
Location Description	East New York neighborhood of Brooklyn (Kings County), New York.
Budget	**Source of Funding** / **Dollar Amount** NSP3 / $1,500,000.00 Public Financing / $2,935,000.00 Private Financing / $9,803,470.00
Total Budget for Activity	**$14,238,470.00**
Performance Measures	New construction of four housing units to be rented and occupied by low income qualifying tenants.
Projected Start Date	9/1/2011
Projected End Date	9/30/13
Responsible Organization	**Name** / New York City Department Of Housing Preservation And Development **Location** / 100 Gold Street New York, NY 10038 **Administrator Contact Info** / Evan Seiler (212) 863-7511 seilere@hpd.nyc.gov

Activity Number 2	
Activity Name	City of New York - Bronx
Uses	Select all that apply: ☐ Eligible Use A: Financing Mechanisms ☐ Eligible Use B: Acquisition and Rehabilitation ☐ Eligible Use C: Land Banking ☐ Eligible Use D: Demolition ☒ Eligible Use E: Redevelopment
CDBG Activity or Activities	24 CFR 570.201(a) Acquisition and (b) Disposition; 24 CFR 570.202 Eligible rehabilitation and preservation activities for demolished or vacant properties.
National Objective	Low-Income Housing to Meet 25% Set-Aside (LH25)
Activity Description	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 familites, 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. These rental apartments will remain affordable for a period of at least 30 years, which will be enforced through a mortgage, restrictive covenant, or other enforcement mechanism. 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.
Location Description	Port Morris neighborhood of The Bronx (Bronx County), New York.

Budget	Source of Funding	Dollar Amount
	NSP3	$1,574,038.00
	Public Financing	$36,292,807.00
	Private Financing	$4,700,000.00

Total Budget for Activity		**$42,566,845.00**
Performance Measures		New construction of nine housing units to be rented and occupied by low income qualifying tenants.
Projected Start Date		4/30/2013
Projected End Date		3/3/14

Responsible Organization	**Name**	New York City Department Of Housing Preservation And Development
	Location	100 Gold Street New York, NY 10038
	Administrator Contact Info	Evan Seiler (212) 863-7511 seilere@hpd.nyc.gov

Activity Number 3	
Activity Name	Wyandanch Rising - Building B
Use	Select all that apply: ☐ Eligible Use A: Financing Mechanisms ☐ Eligible Use B: Acquisition and Rehabilitation ☐ Eligible Use C: Land Banking ☐ Eligible Use D: Demolition ☒ Eligible Use E: Redevelopment
CDBG Activity or Activities	24 CFR 570.201(a) Acquisition and (b) Disposition; 24 CFR 570.202 Eligible rehabilitation and preservation activities for demolished or vacant properties.
National Objective	Low Moderate Middle Income Housing (LMMH)
Activity Description	WR Communities B LLC is undertaking the development of a second mixed-income, mixed-use building as part of Phase I 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. These rental apartments will remain affordable for a period of at least 30 years, which will be enforced through a mortgage, restrictive covenant, or other enforcement mechanism. The grant agreement with HFA requires each sub-grantee 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.
Location Description	Wyandanch, Suffolk County, New York

Budget	Source of Funding	Dollar Amount
	NSP3	$1,000,000.00
	Public Financing (including bonds)	$18,031,000.00
	Private Financing	$19,982,100.00
Total Budget for Activity		$39,013,100.00

Performance Measures	New construction of 60 housing units to be rented and occupied by low, moderate, and middle income qualifying tenants.
Projected Start Date	10/31/2013
Projected End Date	4/30/2015

Responsible Organization	Name	WR Communities B LLC
	Location	1050 Franklin Avenue Garden City, NY 11530
	Administrator Contact Info	George Aridas (516) 746-6000 gpa@albanese.org

Activity Number 4	
Activity Name	City of Rochester
Use	Select all that apply: ☐ Eligible Use A: Financing Mechanisms ☐ Eligible Use B: Acquisition and Rehabilitation ☐ Eligible Use C: Land Banking ☐ Eligible Use D: Demolition ☒ Eligible Use E: Redevelopment
CDBG Activity or Activities	24 CFR 570.201(a) Acquisition, (b) Disposition, (i) Relocation, and (n) Direct homeownership assistance; 24 CFR 570.202 Eligible rehabilitation and preservation activities for demolished or vacant properties.
National Objective	Low Moderate Middle Income Housing (LMMH)
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. The program will have an affordability period of 15 years enforced through a mortgage, restrictive covenant, or other enforcement mechanism. 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.
Location Description	Susan B. Anthony Preservation District, Rochester, Monroe County, New York

Budget	Source of Funding	Dollar Amount
	NSP3	$425,962.00
	Public Financing	$150,000.00
		#####

Total Budget for Activity		$575,962.00
Performance Measures		Three housing units to be rehabilitated for homeownership by low, moderate, and middle income qualified families.
Projected Start Date		11/1/2011
Projected End Date		3/3/2014

Responsible Organization	Name	City Of Rochester
	Location	30 Church Street Rochester, NY 14614
	Administrator Contact Info	Conrad Floss (585) 428-6820

Neighborhood ID: 6384674

NSP3 Planning Data

Grantee ID: 3644360E
Grantee State: NY
Grantee Name: NEW YORK
Grantee Address: 641 Lexington Avenue New York NY 10022
Grantee Email: jpearson@nyshcr.org

Neighborhood Name: City of New York - Brooklyn
Date:2013-02-21 00:00:00

<u>NSP3 Score</u>
The neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 19.57
State Minimum Threshold NSP3 Score: 16
Total Housing Units in Neighborhood: 1651

<u>Area Benefit Eligibility</u>
Percent Persons Less than 120% AMI: 87.61
Percent Persons Less than 80% AMI: 73.97

<u>Neighborhood Attributes (Estimates)</u>

Vacancy Estimate
USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current for potentially serious blight problem.

The USPS "NoStat" indicator can mean different things. In rural areas, it is an indicator of vacancy. However, it can also be an address that has been issued but not ever used, it can indicate units under development, and it can be a very distressed property (most of the still flood damaged properties in New Orleans are NoStat). When using this variable, users need to understand the target area identified.

In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 1269
Residential Addresses Vacant 90 or more days (USPS, March 2010): 27
Residential Addresses NoStat (USPS, March 2010): 32

Foreclosure Estimates

HUD has developed a model for predicting where foreclosures are likely. That model estimates serious delinquency rates using data on the leading causes of foreclosures - subprime loans (HMDA Census Tract data on high cost and highly leveraged loans), increasing unemployment (BLS data on unemployment rate change), and fall in home values (FHFA data on house price change). The predicted serious delinquency rate is then used to apportion the state total counts of foreclosure starts (from the Mortgage Bankers Association) and REOs (from RealtyTrac) to individual block groups.

Total Housing Units to receive a mortgage between 2004 and 2007: 457
Percent of Housing Units with a high cost mortgage between 2004 and 2007: 43.19
Percent of Housing Units 90 or more days delinquent or in foreclosure: 18.74
Number of Foreclosure Starts in past year: 53
Number of Housing Units Real Estate Owned July 2009 to June 2010: 5

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a visible impact on the neighborhood. Nationwide there have been over 1.9 million foreclosure completions in the past two years. NSP 1, 2, and 3 combined are estimated to only be able to address 100,000 to 120,000 foreclosures. To stabilize a neighborhood requires focused investment.

Estimated number of properties needed to make an impact in identified target area (20% of REO in past year): 11

<u>Supporting Data</u>
Metropolitan Area (or non-metropolitan area balance) percent fall in home value since peak value (Federal Housing Finance Agency Home Price Index through June 2010): -12.7
Place (if place over 20,000) or county unemployment rate June 2005[*]: 5.4
Place (if place over 20,000) or county unemployment rate June 2010[*]: 9.4
[*]Bureau of Labor Statistics Local Area Unemployment Statistics

<u>Market Analysis:</u>

HUD is providing the data above as a tool for both neighborhood targeting and to help inform the strategy development. Some things to consider:

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.

2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.

3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.

4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.

5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

<u>Latitude and Longitude of corner points</u>

-73.887928 40.674357 -73.887584 40.673087 -73.891189 40.672534 -73.890545 40.670060 -73.882713
40.671216 -73.881962 40.668156 -73.880267 40.668416 -73.881683 40.673933 -73.885825 40.673380
-73.886147 40.674633

Blocks Comprising Target Neighborhood
360471150002002, 360471150002003, 360471150003000, 360471150003001, 360471150003002,
360471150003003, 360471150003004, 360471152002003, 360471152002004, 360471152002005,
360471160001000, 360471160001001, 360471160001002, 360471160001003, 360471162001000,
360471162001001, 360471162001002, 360471162001003, 360471164001002, 360471164001003,
360471164001004, 360471164002002, 360471164002003, 360471164003002, 360471164003003,
360471166003002, 360471166003003, 360471166003004,

HUD.GOV
U.S. Department of Housing and Urban Development
Secretary Shaun Donovan

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Neighborhood Stabilization Program Grants

The Neighborhood Stabilization Program (NSP) provides grants to address the problems associated with homes that have been foreclosed upon and are creating economic problems for their communities.

Enter an Address, city or state   Go

Select a State ▼   Select a County ▼   Go

Map Options : Clear | Reset

Click Mode: Zoom | **Info**   NSP3 Legend (%): — Tract Outline   LOG OUT

Click here for an Overview

NSP3 Options

16   Current Zoom Level

☐ Show Tracts Outline (Zoom 11+)

DRAW   FINISH

VIEW DATA

VIEW PROJECTS

METHODOLOGY   INSTRUCTIONS

The NSP3 mapping tool now provides a summary NSP3 score for all projects drawn. Click on "View Projects", which will list all of the projects (target areas) that have data calculated. It shows the NSP3 score for each target area along with the total estimated housing units in that area. At the bottom of the list is a sum of all housing units in all target areas and the NSP3 score for all target areas drawn. Grantees are advised to know their state minimum and if the summary score is less than the state minimum the grantee should delete, add, or revise target areas. Note that if you delete or add, the tool only recalculates after you close the "View Projects" box and reopen it. HUD also advises grantees to think carefully about the size of their target areas in total. If those target areas have a very large number of total housing units relative to the dollars available, HUD will likely ask that the grantee reduce the number and/or size of their target areas.

Map   Terrain

POWERED BY Google

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Neighborhood ID: 7987304

NSP3 Planning Data

Grantee ID: 3644360E
Grantee State: NY
Grantee Name: NEW YORK
Grantee Address: 641 Lexington Avenue New York NY 10022
Grantee Email: jpearson@nyshcr.org

Neighborhood Name: City of New York - Bronx
Date:2013-02-22 00:00:00

NSP3 Score
The neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 20
State Minimum Threshold NSP3 Score: 16
Total Housing Units in Neighborhood: 335

Area Benefit Eligibility
Percent Persons Less than 120% AMI: 93.4
Percent Persons Less than 80% AMI: 87

Neighborhood Attributes (Estimates)

Vacancy Estimate
USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current for potentially serious blight problem.

The USPS "NoStat" indicator can mean different things. In rural areas, it is an indicator of vacancy. However, it can also be an address that has been issued but not ever used, it can indicate units under development, and it can be a very distressed property (most of the still flood damaged properties in New Orleans are NoStat). When using this variable, users need to understand the target area identified.

In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 330
Residential Addresses Vacant 90 or more days (USPS, March 2010): 14
Residential Addresses NoStat (USPS, March 2010): 0

Foreclosure Estimates

HUD has developed a model for predicting where foreclosures are likely. That model estimates serious delinquency rates using data on the leading causes of foreclosures - subprime loans (HMDA Census Tract data on high cost and highly leveraged loans), increasing unemployment (BLS data on unemployment rate change), and fall in home values (FHFA data on house price change). The predicted serious delinquency rate is then used to apportion the state total counts of foreclosure starts (from the Mortgage Bankers Association) and REOs (from RealtyTrac) to individual block groups.

Total Housing Units to receive a mortgage between 2004 and 2007: 10
Percent of Housing Units with a high cost mortgage between 2004 and 2007: 48.6
Percent of Housing Units 90 or more days delinquent or in foreclosure: 21.2
Number of Foreclosure Starts in past year: 1
Number of Housing Units Real Estate Owned July 2009 to June 2010: 0

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a visible impact on the neighborhood. Nationwide there have been over 1.9 million foreclosure completions in the past two years. NSP 1, 2, and 3 combined are estimated to only be able to address 100,000 to 120,000 foreclosures. To stabilize a neighborhood requires focused investment.

Estimated number of properties needed to make an impact in identified target area (20% of REO in past year): 0

Supporting Data

Metropolitan Area (or non-metropolitan area balance) percent fall in home value since peak value (Federal Housing Finance Agency Home Price Index through June 2010): -12.7
Place (if place over 20,000) or county unemployment rate June 2005[*]: 5.4
Place (if place over 20,000) or county unemployment rate June 2010[*]: 9.4
[*]Bureau of Labor Statistics Local Area Unemployment Statistics

Market Analysis:

HUD is providing the data above as a tool for both neighborhood targeting and to help inform the strategy development. Some things to consider:

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.

2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.

3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.

4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.

5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

Latitude and Longitude of corner points

-73.913280 40.809644 -73.915544 40.806014 -73.914481 40.805551 -73.912464 40.809335

Blocks Comprising Target Neighborhood

360050033002002,

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Neighborhood Stabilization Program Grants

The Neighborhood Stabilization Program (NSP) provides grants to address the problems associated with homes that have been foreclosed upon and are creating economic problems for their communities.

Enter an Address, city or state   Go

New York ▼   Select a County ▼   Go

Map Options : Clear | Reset

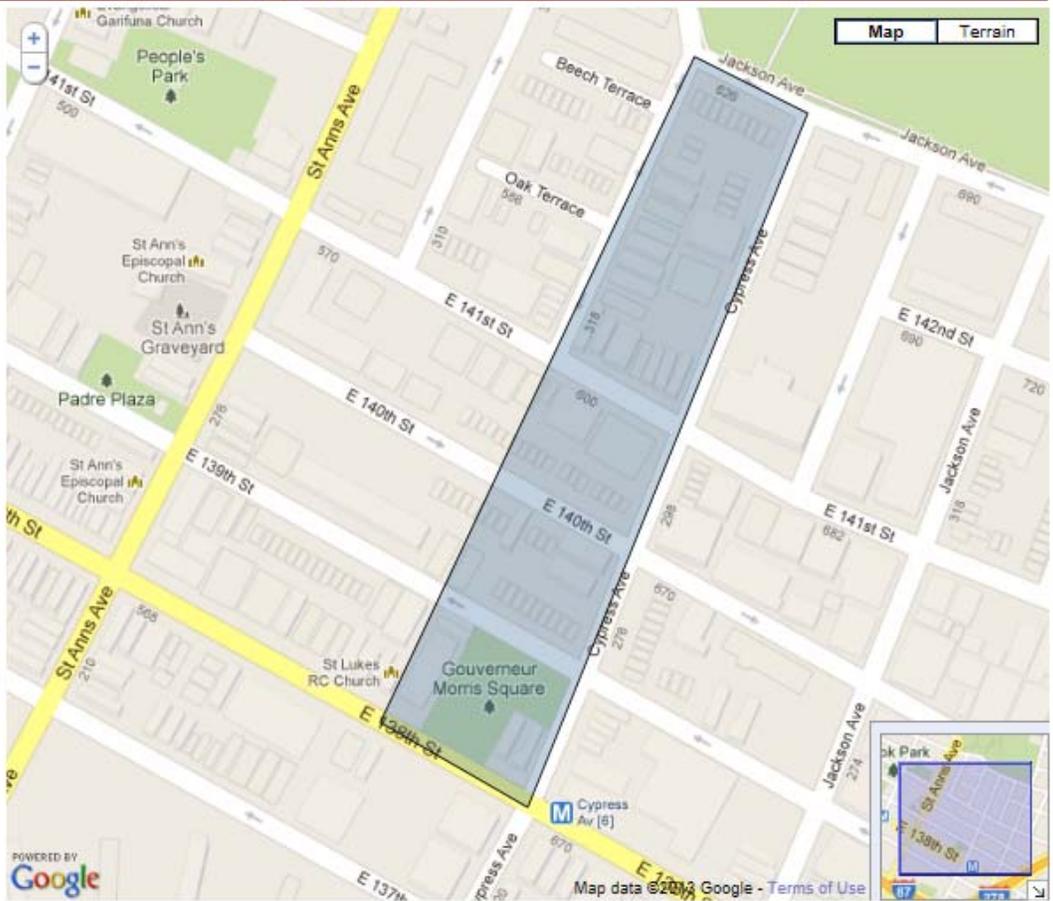Click Mode: Zoom | **Info**   NSP3 Legend (%): — Tract Outline   LOG OUT

Click here for an Overview

NSP3 Options

17   Current Zoom Level

☐ Show Tracts Outline (Zoom 11+)

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The NSP3 mapping tool now provides a summary NSP3 score for all projects drawn. Click on "View Projects", which will list all of the projects (target areas) that have data calculated. It shows the NSP3 score for each target area along with the total estimated housing units in that area. At the bottom of the list is a sum of all housing units in all target areas and the NSP3 score for all target areas drawn. Grantees are advised to know their state minimum and if the summary score is less than the state minimum the grantee should delete, add, or revise target areas. Note that if you delete or add, the tool only recalculates after you close the "View Projects" box and reopen it. HUD also advises grantees to think carefully about the size of their target areas in total. If those target areas have a very large number of total housing units relative to the dollars available, HUD will likely ask that the grantee reduce the number and/or size of their target areas.

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Neighborhood ID: 7562133

NSP3 Planning Data

Grantee Address: 641 Lexington Avenue New York NY 10022
Grantee Email: jpearson@nyshcr.org

Neighborhood Name: Wyandanch
Date:2013-09-05 00:00:00

NEW NSP Score
New target neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified new target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 19
State Minimum Threshold NSP3 Score: 10
Total Housing Units in Neighborhood: 99

Neighborhood Attributes (Estimates)

Vacancy Estimate
USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current for potentially serious blight problem.

The USPS "NoStat" indicator can mean different things. In rural areas, it is an indicator of vacancy. However, it can also be an address that has been issued but not ever used, it can indicate units under development, and it can be a very distressed property (most of the still flood damaged properties in New Orleans are NoStat). When using this variable, users need to understand the target area identified.

In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 455
Residential Addresses Vacant 90 or more days (USPS, March 2010): 15
Residential Addresses NoStat (USPS, March 2010): 5

Foreclosure Data (NEW)
HUD has assembled recent data on foreclosure activity and vacant foreclosed properties from the firm RealtyTrac. Recognizing that the foreclosure patterns have shifted in many communities over the past several years, HUD is providing updated foreclosure measures to ensure that remaining NSP funds and program income are targeted to the neediest communities. Data points include:

Total Housing Units ACS 2005-2009: 99

REO Transaction since third quarter 2011 (as of October 2012): 0

Currently Vacant Properties (as of October 2013) with a previous REO Sale the past 7 years: 0

Vacant Properties previous REO or Foreclosure Action: 2

Total of Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or REO Transaction since 2005: 6

Combined Pre-Foreclosures & REO since 3rd quarter 2011, and Vacant with a Previous Pre-Foreclosure or REO Per 1000 Housing Units: 61

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a visible impact on the neighborhood.

Estimated number of properties needed to make an impact in identified target area (20% of currently vacant properties with a previous REO or Foreclosure action): 0.4

Supporting Data

To assist grantees in planning for their target neighborhood investment, HUD is providing sales data from the firm DataQuick at the census tract level. While this data covers a large number of neighborhoods in large metropolitan areas, some areas where transaction volumes are low may not contain data.

Number of Sales transactions 2002-2004: 128

Number of Distressed Sales transactions 2002-2004 (REO SLD): 0

Median Sale Price 2002-2004 (non-distressed): 154885

Median Sale Price 2002-2004 (distressed): 0

Number of Sales transactions 2004-2006: 92

Number of Distressed Sales transactions 2004-2006 (REO SLD): 0

Median Sale Price 2004-2006 (non-distressed): 265000

Median Sale Price 2004-2006 (distressed): 0

Number of Sales transactions 2006-2008: 43

Number of Distressed Sales transactions 2006-2008 (REO SLD): 1

Median Sale Price 2006-2008 (non-distressed): 280000

Median Sale Price 2006-2008 (distressed): 300000

Number of Sales transactions 2008-2010: 29

Number of Distressed Sales transactions 2008-2010 (REO SLD): 3

Median Sale Price 2008-2010 (non-distressed): 135500

Median Sale Price 2008-2010 (distressed): 189832

Number of Sales transactions 2010-2012: 4

Number of Distressed Sales transactions 2010-2012 (REO SLD): 0

Median Sale Price 2010-2012 (non-distressed): 103000

Median Sale Price 2010-2012 (distressed): 0

Market Analysis:

HUD is providing the data above as a tool for both neighborhood targeting and to help inform the strategy development. Some things to consider:

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.

2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.

3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.

4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.

5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

<u>Latitude and Longitude of corner points</u>
-73.357086 40.760001 -73.355327 40.755255 -73.360262 40.754149 -73.362193 40.758895

<u>Blocks Comprising Target Neighborhood</u>
361031224062000, 361031224062001, 361031224062003, 361031224062004, 361031224062002, 361031224063000, 361031224063002, 361031224063001, 361031225011002,

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Neighborhood Stabilization Program Grants

The Neighborhood Stabilization Program (NSP) provides grants to address the problems associated with homes that have been foreclosed upon and are creating economic problems for their communities.

Enter an Address, city or state   Go

Select a State ▼   Select a County ▼   Go

Map Options : Clear | Reset

Click Mode: Zoom | Info

NSP3 Legend (%): — Tract Outline

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NSP3 Options

15 Current Zoom Level

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METHODOLOGY   INSTRUCTIONS

The NSP Needs mapping tool now provides an average score for all newly added NSP project areas drawn. Click on "View Projects" to see all projects (target areas) for which data has been calculated. This screen will show the NSP needs score for each target area along with the total estimated housing units in that area. At the bottom of the list is a sum of housing units in all target areas and the average NSP needs score for all target areas drawn. The change in methodology has resulted in a change in the state minimum. Grantees are advised to look up their new state minimum. If the average score is less than 17 or the state minimum, then the grantee should delete, add, or revise target areas. Note that the tool only recalculates deletions or additions after closing the "View Projects" box and then reopening it. HUD also advises grantees to think carefully about the size of target areas. If target areas have a very large number of total housing units relative to the dollars available, HUD will likely ask that the grantee reduce the number and/or size of their target areas. HUD requires all NSP2 and NSP3 grantees to use the mapping tool for new areas; NSP1 grantees are encouraged to use the tool to identify new target areas.

Map   Terrain

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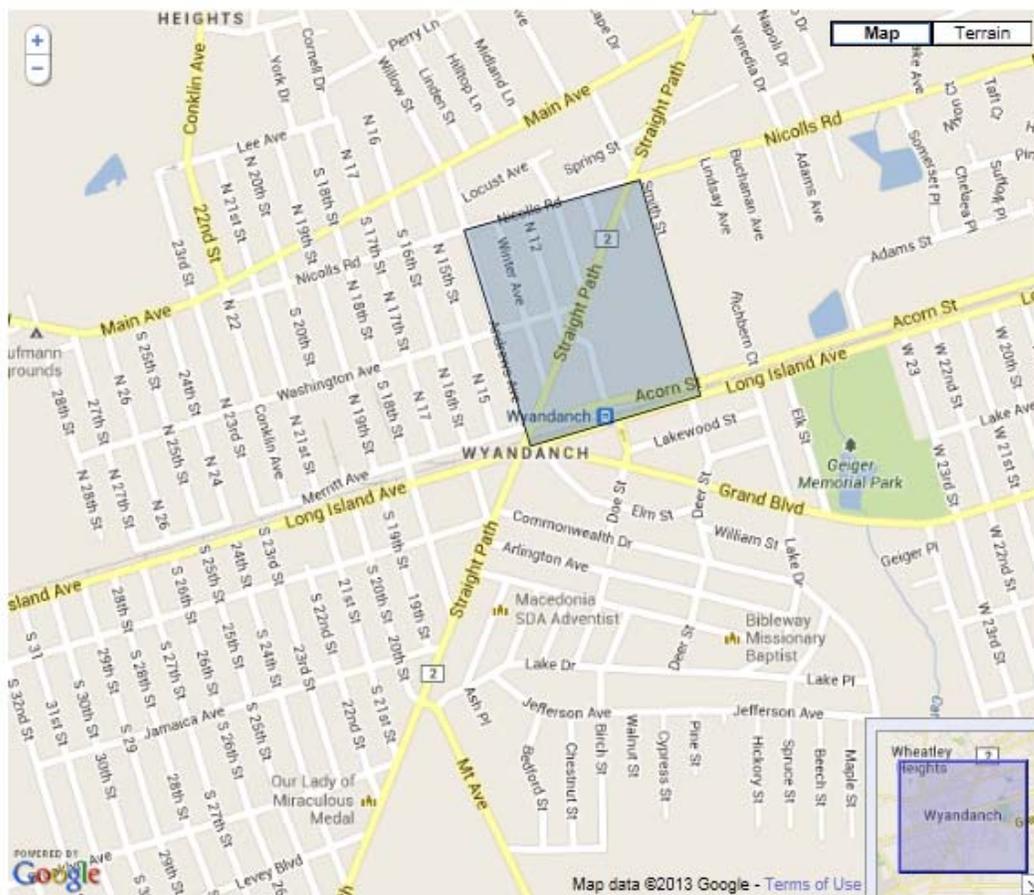
Neighborhood ID: 9606140

NSP3 Planning Data

Grantee ID: 3699990N
Grantee State: NY
Grantee Name: NY NONENTITLEMENT
Grantee Address: 641 Lexington Avenue New York NY 10022
Grantee Email: jpearson@nyshcr.org

Neighborhood Name: Rochester
Date:2011-06-03 00:00:00

NSP3 Score
The neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 16
State Minimum Threshold NSP3 Score: 16
Total Housing Units in Neighborhood: 96

Area Benefit Eligibility
Percent Persons Less than 120% AMI: 94.48
Percent Persons Less than 80% AMI: 79.52

Neighborhood Attributes (Estimates)

Vacancy Estimate
USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current for potentially serious blight problem.

The USPS "NoStat" indicator can mean different things. In rural areas, it is an indicator of vacancy. However, it can also be an address that has been issued but not ever used, it can indicate units under development, and it can be a very distressed property (most of the still flood damaged properties in New Orleans are NoStat). When using this variable, users need to understand the target area identified.

In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 90
Residential Addresses Vacant 90 or more days (USPS, March 2010): 16
Residential Addresses NoStat (USPS, March 2010): 1

Foreclosure Estimates

HUD has developed a model for predicting where foreclosures are likely. That model estimates serious delinquency rates using data on the leading causes of foreclosures - subprime loans (HMDA Census Tract data on high cost and highly leveraged loans), increasing unemployment (BLS data on unemployment rate change), and fall in home values (FHFA data on house price change). The predicted serious delinquency rate is then used to apportion the state total counts of foreclosure starts (from the Mortgage Bankers Association) and REOs (from RealtyTrac) to individual block groups.

Total Housing Units to receive a mortgage between 2004 and 2007: 4
Percent of Housing Units with a high cost mortgage between 2004 and 2007: 63.2
Percent of Housing Units 90 or more days delinquent or in foreclosure: 11.6
Number of Foreclosure Starts in past year: 0
Number of Housing Units Real Estate Owned July 2009 to June 2010: 0

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a visible impact on the neighborhood. Nationwide there have been over 1.9 million foreclosure completions in the past two years. NSP 1, 2, and 3 combined are estimated to only be able to address 100,000 to 120,000 foreclosures. To stabilize a neighborhood requires focused investment.

Estimated number of properties needed to make an impact in identified target area (20% of REO in past year): 0

Supporting Data
Metropolitan Area (or non-metropolitan area balance) percent fall in home value since peak value (Federal Housing Finance Agency Home Price Index through June 2010): -0.6
Place (if place over 20,000) or county unemployment rate June 2005[*]: 6
Place (if place over 20,000) or county unemployment rate June 2010[*]: 9.9
[*]Bureau of Labor Statistics Local Area Unemployment Statistics

Market Analysis:

HUD is providing the data above as a tool for both neighborhood targeting and to help inform the strategy development. Some things to consider:

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.

2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.

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5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

Latitude and Longitude of corner points
-77.627764 43.155395 -77.626659 43.155395 -77.626637 43.154831 -77.626004 43.154831 -77.625993 43.152976 -77.626605 43.152992 -77.626626 43.152475 -77.627732 43.152201

<u>Blocks Comprising Target Neighborhood</u>

360550096011010, 360550096011011, 360550096011012, 360550096011021, 360550096011024, 360550096011025, 360550096012001, 360550096012002,

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Neighborhood Stabilization Program Grants

The Neighborhood Stabilization Program (NSP) provides grants to address the problems associated with homes that have been foreclosed upon and are creating economic problems for their communities.

Enter an Address, city or state | Go

Select a State ▼ Select a County ▼ | Go

Map Options : Clear | Reset
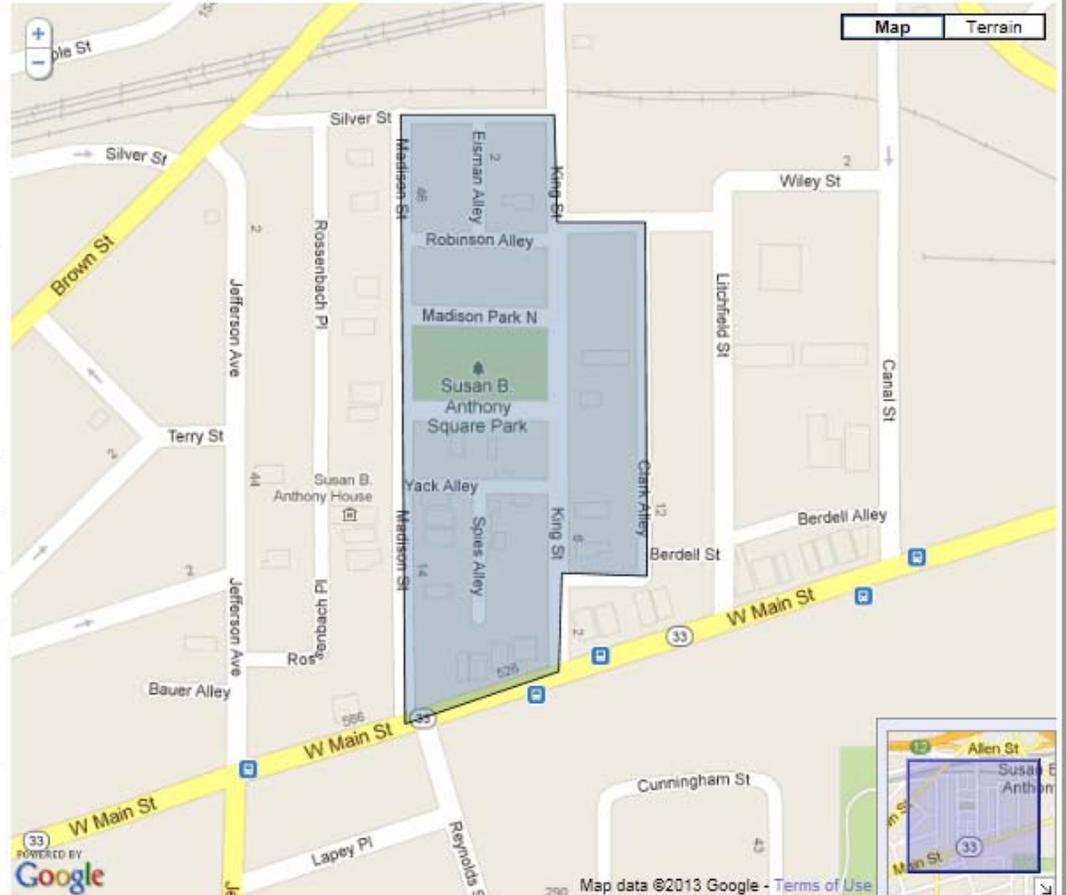
Click Mode: Zoom | Info

NSP3 Legend (%): — Tract Outline

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Click here for an Overview

NSP3 Options

17 Current Zoom Level

☐ Show Tracts Outline (Zoom 11+)

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The NSP3 mapping tool now provides a summary NSP3 score for all projects drawn. Click on "View Projects", which will list all of the projects (target areas) that have data calculated. It shows the NSP3 score for each target area along with the total estimated housing units in that area. At the bottom of the list is a sum of all housing units in all target areas and the NSP3 score for all target areas drawn. Grantees are advised to know their state minimum and if the summary score is less than the state minimum the grantee should delete, add, or revise target areas. Note that if you delete or add, the tool only recalculates after you close the "View Projects" box and reopen it. HUD also advises grantees to think carefully about the size of their target areas in total. If those target areas have a very large number of total housing units relative to the dollars available, HUD will likely ask that the grantee reduce the number and/or size of their target areas.

Map | Terrain

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Project Summary for NSP3

Project Name	Total Housing Units	NSP3Need Score
Rochester	96	16
City of New York - Brooklyn	1651	19.57
City of New York - Bronx	335	20
Wyandanch	99	19

Total Housing Units for All Shapes: 2181
Total NSP3 Need Score: 19.45