

Grantee: State of New York

Grant: B-08-DN-36-0001

July 1, 2011 thru September 30, 2011 Performance Report



Grant Number:

B-08-DN-36-0001

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

State of New York

Contract End Date:

03/30/2013

Review by HUD:

Reviewed and Approved

Grant Amount:

\$54,556,464.00

Grant Status:

Active

QPR Contact:

George Chen

Estimated P/RL Funds:

\$127,096.83

Total Budget:

\$54,683,560.83

Disasters:

Declaration Number

No Disasters Found

Narratives

Areas of Greatest Need:

In formulating its NSP Action Plan, New York State undertook an analysis of three data sets in order to identify the areas of greatest need and prioritize the use of funds within those areas of greatest need. This is consistent with HERA's mandate and sound housing policy. In conducting its needs assessment, New York State has recognized HUD's substantial effort and thoughtful analysis of need and has relied on two of its data sets, in addition to the State's own research, in order to focus efforts on areas of greatest need. Excerpts from New York's analysis are provided below: Mortgage Market Overview According to the Mortgage Banker Association's 2008 National Delinquency Survey, there were over 2 million mortgages outstanding in New York State, of which more than 280,000 or 13.7% are subprime. Subprime loans were identified based on the lenders' self-reporting in the survey response. The subprime share for New York State is in line with the national composition of the market. Serious delinquencies (e.g., 90 + days past due) during 2008, in New York State, accounted for 3.63% of all loans. Of total subprime loans, 16.51% were 90+ days past due. RealtyTrac data from first quarter 2008 for REOs was checked against the findings based on First American Loan Performance Data for the same period. That data showed similar results to RealtyTrac, summarized as follows: 1. A total of 2,661 REOs were recorded throughout New York State as of 1Q 2008 according to First American Loan Performance data - 2,352 among sub-prime loans and 309 that were Alt-A loans. 2. The top ten counties with the largest number of REOs were focused in New York City, Long Island and the Hudson Valley regions, with Erie and Monroe counties also included. 3. Among sub-prime loans, fourteen zip codes in five counties had 20 or more REOs. These zip codes were concentrated heavily in Queens and Nassau counties. Orange, Suffolk and Westchester counties were also among this group. 4. These same fourteen zip codes accounted for 366 or 15.6 percent of the total REOs in New York State. 5. Among all counties statewide, Queens, Suffolk and Nassau ranked as the top three in total REO's. Together, these three counties accounted for 963 or nearly 41.0 percent of the State's total. The data examined by New York State all pointed to similar conclusions: the subprime lending crisis and recent foreclosures are most heavily concentrated in New York City, Long Island, and the lower Hudson Valley. At the same time, key upstate cities suffer from many vacant and abandoned homes and not insubstantial rates of subprime lending. Both in upstate cities as well as the downstate NYC metropolitan area, New York State recognizes that NSP funding must be concentrated in the areas of greatest need in order to make a significant impact in stabilizing neighborhoods affected by the subprime crisis and to prevent future foreclosures and abandonment.

Distribution and and Uses of Funds:

DISTRIBUTION AND USES OF FUNDS New York State will conduct an RFP process to solicit local governments, nonprofits, and other providers to implement projects on a local level. The State's determination of areas greatest need will take in consideration the factors required by HERA as detailed in Section A and will rely on the Risk Score developed by HUD. In the initial funding round of scoring, the State will rely on HUD's determination of area of greatest need rather than undertaking an alternative analysis for this Amendment. This decision was made based on the following reasons: given the emergency nature of the assistance, and the short time frame permitted to publish and prepare this Amendment (i.e., HUD notice issued on September 29, 2008, plan amendments required to be published for public comment by November 15, 2008, and submission of plan required by December 1, 2008); the HUD requirement to obligate NSP funds within 18 months of HUD's approval of this Amendment; HERA's clear objective for NSP funds, which differ in material respects from regular CDBG funds; the State's desire to promote quick implementation of projects to respond to foreclosures destabilizing neighborhoods and declining home values; and the high level of interest received by the State in its Indication of Interest, which far exceed the State's Direct NSP Allocation. Therefore, under the initial funding round, only projects in zip codes that contain at least one census tract block group with a Risk Score of 8, 9 or 10 will be considered. Project Fund: Funding Priority and Caps for Initial Funding Round The Project Fund will consist of all of the State's Direct NSP Allocation, net of 10% of the funds for administrative expenses (the "Administrative Set-Aside"), and 25% for projects that will house individuals or families whose incomes do not exceed 50% of area median income (the "Low-Income Set-Aside"). In order to focus the State's Direct NSP Allocation on areas of greatest need, and to produce a significant impact, the State has established a threshold requirement of at least \$1,000,000 in total neighborhood stabilization projects within an area of greatest need in each county, including both NSP funds and



leveraged resources for applications to the Project Fund. HFA used HUD data to determine the maximum amount of NSP funds for projects, in the aggregate, in any county (accounting for all the CDBG Entitlement Jurisdictions within the county) during the initial funding round. The Initial Funding Round Caps will apply only to the initial RFP funding round for the Project Fund. In addition, projects must be within zip codes that contain at least one census tract block group with a Risk Score of 8, 9, or 10 in the initial funding round. Low Income Set-Aside The State has established a Low Income Set-Aside in an amount equal to 25% of the State's total allocation (\$13,639,116) for permanent housing units serving households less than 50% of area median income. Any applicant in any jurisdiction with qualified units located in areas within zip codes that contain at least one census tract block group with a Risk Score of 8, 9 or 10 may apply for these funds. NSP Funding caps set forth in the previous section do not apply to the Low Income Set-Aside portion. Administrative Funds Set-Aside The distribution plan will assume 10% (\$5,455,646) will be allocated 24 CFR 570.206 by the State and by any localities or nonprofit subrecipients that receive sub-allocations,

Distribution and and Uses of Funds:

if any. Local governments and nonprofit receiving a sub-allocation from the Project fund would be eligible for up to 6% of any sub-allocation amount for administration of local NSP programs. It should be noted that local project awards from the State will only be allowed reasonable developer fees and no administration costs when the State retains ongoing oversight of the project. Any Administrative Set-Aside funds deemed by the State to be in excess of the amount necessary to provide project administration and oversight in compliance with Section 2301 (c) (2) of HERA will be made available for project awards. Direct Entitlement Jurisdictions The State will accept applications from Direct Entitlement Jurisdictions or entities within these jurisdictions for specific projects determined to be consistent with the NSP Annual Plan amendment of that Direct Entitlement Jurisdiction, and subject to the Initial Funding Round Cap. Competitive Application Process Based on the response to the Indications of Interest received in advance of this Amendment and as discussed in Section A, New York State is aware that the demand is strong across the State and requests for NSP funding will likely exceed the amount available. Given the requirement to obligate the State's Direct NSP Allocation to activities within areas of greatest need within 18 months and to expend funds within four years, it is important that the State select projects that can meet all requirements and be implemented within these deadlines. To accomplish this, the State plans to utilize an RFP process, soliciting proposals for specific projects in areas of greatest need. The State plans to initially limit funding to projects within zip codes that contain at least one census tract block group with a Risk Score of 8 or higher, but will consider expanding the Risk Score criteria for subsequent funding rounds if there aren't sufficient projects in the designated areas of greatest need. Project preferences Projects will be evaluated and ranked based on the following preferences: Projects by applicants with demonstrated capacity to implement within the statutory time frame of four years from the date HFA receives the funds from HUD. Projects with a focused strategy for effective neighborhood stabilization, including addressing the factors that make the area vulnerable to future foreclosures. Projects that detail how high quality pre-purchase counseling will be provided to new homebuyers, as required by the Notice. Projects that leverage the largest portions of additional funding sources. Projects seeking Project Fund awards in counties with HUD NSP Allocations of less than \$1 million must provide evidence of additional resources that leverage a total investment of at least \$1 million countywide. Projects from applicants that will efficiently serve multiple jurisdictions within a local housing market and demonstrate effective cooperation in addressing similar needs in multiple locations. This preference will apply to proposals submitted by county governments and regional efforts to efficiently manage NSP funds for similar projects in local markets. The applicant must demonstrate a strong management role and cost savings in the program delivery, not just conduit funding for multiple locations. Projects by applicants with experience administering and delivering the specific activities for which the NSP funds would be used. If significant administrative responsibilities will

Distribution and and Uses of Funds:

I be assigned to another entity via subcontract, the experience of that entity will be considered as well. Projects by applicants with knowledge and experience in the implementation of activities funded through the CDBG Program. Projects that serve the lowest possible incomes in a sustainable way. Projects that provide sustained affordability by incorporating green building and energy efficiency improvements. Projects that achieve the longest possible affordability period, especially those in which the local applicant provides ongoing monitoring. Projects that provide supportive housing units. Projects that minimize displacement. Projects that propose working in collaboration with the National Community Stabilization Trust (NCST) to acquire or coordinate the acquisition of vacant real estate owned (REO) properties from financial institutions. The State will require applicants to demonstrate readiness and ability to proceed with implementation quickly. The State will also underwrite the projects for market, borrower and project feasibility, and will reserve the right to reject any application on this basis. In addition, Projects must be consistent with the jurisdiction's existing ConPlan, but not a substitution of efforts previously agreed upon with HUD. Initial Funding Round The State will issue a Request for Proposals on or about December 15, 2008, prior to, and in anticipation of, HUD's approval of this Amendment. Proposals will be due on or about February 10, 2009. This will allow applicants at least 55 days to develop proposals for the initial funding round. The proposal due date is subject to change based upon HUD's approval of this Amendment, and/or changes issued to the Notice or interpretation of the Notice as clarified on the HUD website for this program (see <http://www.hud.gov/nsp>.) HFA urges potential grantees to be on alert for such changes, which will be posted on the HFA website with other NSP publications and materials. The State will competitively award NSP funds for the initial funding round based upon applications from eligible applicants.

Definitions and Descriptions:

New York State's NSP program has strictly adhered to HUD's program definitions concerning eligible uses, recipients, and income eligibility requirements.

Low Income Targeting:

In selecting local NSP programs, New York State prioritized those which realistically, in their program design and strategy, committed to targeting low income households for assisted properties to achieve the minimum 25% low income set-aside. While a few programs demonstrated the ability to implement homeownership programs for low income purchasers, the majority of the State's low income set-aside is being achieved through the stabilization of rental properties.



Acquisition and Relocation:

The overall goals of the State's Neighborhood Stabilization Program are neighborhood stabilization and the preservation and creation of affordable housing units. The State's program has a non-displacement objective, and has given priority to non-occupied properties or properties identified for continued rental use. However, in such communities where sufficient evidence is provided that excess supply exists and an acceptable short-term land banking and comprehensive redevelopment strategy is in place, then the State has permitted some demolition and relocation.

Public Comment:

New York State followed customary methods for publishing its Substantial Amendment, including posting in the State Register, on the New York State Division of Housing and Community Renewal (DHCR) website and on the New York State Housing Finance Agency (HFA) website. The 15-day public comment period began on Friday, November 7, 2008 and extended through the close of business on Friday, November 21, 2008. The State considered comments received as it finalized its Amendment for submission to HUD.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$54,675,709.83
Total Budget	\$0.00	\$54,675,709.83
Total Obligated	\$0.00	\$54,556,464.00
Total Funds Drawdown	\$1,433,145.63	\$30,350,165.27
Program Funds Drawdown	\$1,433,145.63	\$30,230,919.44
Program Income Drawdown	\$0.00	\$119,245.83
Program Income Received	\$500.00	\$127,096.83
Total Funds Expended	\$1,554,340.23	\$30,024,840.63
Match Contributed	\$7,933,011.56	\$66,034,352.19

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	\$66,034,352.19
Limit on Public Services	\$8,183,469.60	\$0.00
Limit on Admin/Planning	\$5,455,646.40	\$1,743,288.46
Limit on State Admin	\$0.00	\$1,743,288.46

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$13,639,116.00	\$22,552,288.28

Overall Progress Narrative:

NEW YORK STATE NEIGHBORHOOD STABILIZATION PROGRAM



Program Expenditure Highlights

By HUD's 18-month deadline to obligate NSP1 funds, on September 20, 2010, New York State's 30 sub-grantees succeeded in committing the State's entire \$54.5 million NSP grant award. Of that amount, sub-grantees committed \$22.3 million, or 40.8%, to properties meeting the Program's 25% low income set-aside requirement. Reflecting prevailing challenges in the homeownership sector and lending environment for low-income households, the vast majority of these set-aside funds will assist in the rehabilitation of rental housing units.

With grant dollars fully obligated, the State's sub-grantees have advanced their NSP activities significantly since the September 2010 obligation deadline. By the end of the current quarter under review (September 30, 2011), New York State's NSP program had generated the following outcomes:

- Acquisition of approximately 200 foreclosed or vacant 1-4 unit properties, with rehab or construction activities underway. These will contain an estimated 290 for-sale and/or rental units
- Acquisition of 5 foreclosed or vacant properties for multi-family occupancy. Completion of construction is anticipated for 2 of the 5 by the end of this calendar year. Substantial rehab of the remaining 3 properties is scheduled to begin in November, with an estimated 12-14 month construction schedule. Once completed, these properties will house 310 affordable rental units for low income residents with incomes at or below 50% of AMI.
- Acquisition of 26 foreclosed residential properties for land banking.
- Demolition of 106 blighted properties.
- Sale to qualified homebuyers of 46 single-family properties using NSP subsidies.

Based on this activity, New York State disbursed \$1.4 million to its sub-grantees over the previous quarter, bringing total disbursements since the Program's inception to \$30.3 million, or 56% of the State's total NSP1 grant. Of the total expended to date, \$8.2 million, or 27% of the State's total disbursements, has been provided from NSP low-income set-aside funds to assist properties serving residents with incomes at or below 50% of the area median.

*Of particular note, the State's expenditure rate of 56% by the end of the quarter did not reflect its sub-grantees' more accelerated rate of project completions. Over a third of the State's sub-grantees, accounting for a third of the State's NSP grant, have been bridging the State's funds with other interim financing during the acquisition and construction phases of their activities. The State's disbursements actually dropped last quarter from the previous quarter because of this bridging effect. With many properties nearing completion, the State fully expects a higher volume of disbursements going forward to "take out" the interim funding sources. In October alone, the first month of the next quarter, the State has disbursed \$1.4 million, as much as the entire previous quarter, owing to this upturn in requests.

More detail is provided in the individual NSP activity updates which follow in the QPR.

HFA Compliance Procedures and Activities

In the process of establishing its property due diligence and disbursement procedures over the past two years, HFA has conducted desk procedures to manage and monitor its subgrantees' compliance with program requirements. As the program transitioned from obligations to spend-down of grant dollars, HFA devoted recent quarters to consolidating its procedures in a comprehensive manual. In anticipation of conducting comprehensive field monitoring visits of sub-grantees during the second half of 2011, HFA also established and refined a handbook of monitoring procedures to guide these activities going forward.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
ADMIN, Administration	\$9,020.00	\$4,234,698.00	\$1,743,288.46



B, Acquisition and Rehabilitation	\$999,263.94	\$36,784,239.26	\$19,627,657.37
C, Land Banking	\$50,656.00	\$796,204.00	\$537,154.83
D, Demolition	\$227,980.00	\$2,486,616.00	\$1,888,220.77
E, Redevelopment	\$146,225.69	\$10,254,706.74	\$6,434,598.01



Activities

Grantee Activity Number:	1001-C
Activity Title:	Sheridan - Park NSP-C

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

C

Projected Start Date:

11/30/2009

Benefit Type:

Area ()

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Land Banking

Projected End Date:

11/30/2010

Completed Activity Actual End Date:

Responsible Organization:

Town of Tonawanda

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$198,000.00
Total Budget	\$0.00	\$198,000.00
Total Obligated	\$0.00	\$198,000.00
Total Funds Drawdown	\$0.00	\$194,295.65
Program Funds Drawdown	\$0.00	\$194,295.65
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$194,295.65
Town of Tonawanda	\$0.00	\$194,295.65
Match Contributed	\$0.00	\$11,431.85

Activity Description:

Land Banking: With \$198,000 in NSP funds, Grantee has purchased four foreclosed residential properties for land banking. These will be demolished within a year, using already committed CDBG funds, then held for future development of affordable single family homes.

Location Description:

The proposed location of this project is the Sheridan-Parkside neighborhood of the Town of Tonawanda, in Erie County. The location is within the 14150 zip code, which contains at least one census track (83) with a HUD Risk Score of 8 or higher.

Activity Progress Narrative:

The Town of Tonawanda has acquired 18 units of substandard vacant housing in four different properties using \$194,295.65 in NSP funds. These 18 units will be demolished using funding through the Town's Community Development Block Grant (CDBG) Program. The land will be banked for future redevelopment in accordance with the town's Sheridan-Parkside Redevelopment Plan. The Activity Status will be updated in the Action Plan immediately following the submission of this Quarterly Performance Report

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total



of Properties

0

4/4

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0
# of Singlefamily Units	0	0/0

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:	1001-E
Activity Title:	Sheridan-Park NSP-E

Activity Category:

Construction of new housing

Project Number:

E

Projected Start Date:

09/14/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

01/29/2010

Completed Activity Actual End Date:

Responsible Organization:

Town of Tonawanda

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$300,000.00
Total Budget	\$0.00	\$300,000.00
Total Obligated	\$0.00	\$300,000.00
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
Town of Tonawanda	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Redevelopment: With \$300,000 in NSP funds, Grantee is constructing two new single-family homes on formerly vacant land. The homes will be available to households with incomes of between 50% and 80% of the AMI. The unsubsidized price of the single homes is expected to be \$150,000 each, with a permanent subsidy of \$30,000 per home in NSP funds.

Location Description:

The proposed location of this project is the Sheridan-Parkside neighborhood of the Town of Tonawanda, in Erie County. The location is within the 14150 zip code, which contains at least one census tract (83) with a HUD Risk Score of 8 or higher.

Activity Progress Narrative:

The Town of Tonawanda has identified two new building sites for the construction of two single-family homes within the Sheridan-Parkside Neighborhood. Construction bidding will begin as soon as plans are approved for development. The sub-grantee's revised Projected End date for its activity is 6/1/2012. Revision of the Projected End Date in the Action Plan will immediately follow submission of this Quarterly Performance Report.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/2



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
n/a	\$0.00
Total Other Funding Sources	\$0.00



Grantee Activity Number: 1002-D

Activity Title: Niagara Falls South End Demo.

Activity Category:

Clearance and Demolition

Project Number:

D

Projected Start Date:

11/01/2009

Benefit Type:

Area ()

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Demolition

Projected End Date:

11/01/2010

Completed Activity Actual End Date:

Responsible Organization:

City of Niagara Falls

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$200,000.00
Total Budget	\$0.00	\$200,000.00
Total Obligated	\$0.00	\$200,000.00
Total Funds Drawdown	\$0.00	\$100,000.00
Program Funds Drawdown	\$0.00	\$100,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$100,000.00
City of Niagara Falls	\$0.00	\$100,000.00
Match Contributed	\$109,394.00	\$627,979.00

Activity Description:

Demolition: The City of Niagara Falls proposes to utilize \$200,000 in NSP funds to demolish 27 vacant and deteriorated homes in a concentrated 12-block area of the South End district, which has been targeted since 2006 for comprehensive redevelopment. Through the City's 5-year Consolidated Plan and Strategy, blighted structures have been condemned and torn down to enable the City to land bank parcels for an eventual redevelopment project. The City is discussing proposals with private developers to build a mix of affordable housing - rental and homeownership - that will accommodate workforce and lower-income residents. The Grantee's request represents a continued emphasis on such site clearance, in keeping with efforts to implement this larger, comprehensive initiative. The properties identified for demolition offer no other viable development alternatives, and the project is ready to commence once NSP funds have been awarded.

Location Description:

The proposed project area is located the City of Niagara Falls in Census Tract 211 Block Group 1 and 2 and Census Tract 212 Block Group 4.

Activity Progress Narrative:

During the quarter under review, the City of Niagara Falls completed the 2nd and last phase of its NSP project, involving the demolition of 27 blighted structures. Nine structures were actually demolished this past quarter. The City submitted a disbursement request for the costs of the demolition activities. The State will reimburse the City with NSP funds in the upcoming quarter. The Activity Status will be updated in the Action Plan immediately following the submission of this Quarterly Performance Report.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	9	27/27

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
537 9th Street	Niagara Falls	NA	NA	14303	Not Validated / N
449 1/2 9th Street	Niagara Falls	NA	NA	14303	Not Validated / N
414 8th Street	Niagara Falls	NA	NA	14301	Not Validated / N
434 10th Street	Niagara Falls	NA	NA	14303	Not Validated / N
428 1/2 9th Street	Niagara Falls	NA	NA	14301	Not Validated / N
429 6th Street	Niagara Falls	NA	NA	14301	Not Validated / N
423 4th Street	Niagara Falls	NA	NA	14301	Not Validated / N
419 10th Street	Niagara Falls	NA	NA	14303	Not Validated / N
428 9th Street	Niagara Falls	NA	NA	14301	Not Validated / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
n/a	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number: 1004-D

Activity Title: City of Ogdensburg NSP-D

Activity Category:

Clearance and Demolition

Project Number:

D

Projected Start Date:

11/01/2009

Benefit Type:

Area ()

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Demolition

Projected End Date:

09/01/2010

Completed Activity Actual End Date:

Responsible Organization:

City of Ogdensburg

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$102,068.00
Total Budget	\$0.00	\$102,068.00
Total Obligated	\$0.00	\$125,240.00
Total Funds Drawdown	\$0.00	\$83,657.60
Program Funds Drawdown	\$0.00	\$83,657.60
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$102,068.00
City of Ogdensburg	\$0.00	\$102,068.00
Match Contributed	\$0.00	\$114,008.00

Activity Description:

Demolition: \$125,240 in NSP funds will be used to implement a Type D Demolition program to remove 7 blighted structures in the Knox-Morris neighborhood of Ogdensburg. Following demolition, the site will accommodate off-street parking, and provide a larger lot for the two proposed new homebuyers adjacent to this property.

Location Description:

Funding for the City of Ogdensburg will be focused on specific neighborhood known as the Knox and Morris Street area that has six units ready for rehabilitation. This neighborhood is located in Census District 9915, which has a HUD Risk Score between 8 and 10.

Activity Progress Narrative:

During the quarter under review, the City of Ogdensburg has been in contact with potential buyers for the sites which have been demolished. The sub-grantee's revised Projected End date for its activity is 6/1/2012. Revision of the Projected End Date in the Action Plan will immediately follow submission of this Quarterly Performance Report.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/7



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0

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: 1004-E

Activity Title: City of Ogdensburg NSP-E

Activity Category:

Construction of new housing

Project Number:

E

Projected Start Date:

11/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

09/01/2010

Completed Activity Actual End Date:

Responsible Organization:

City of Ogdensburg

Overall

	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$147,932.00
Total Budget	\$0.00	\$147,932.00
Total Obligated	\$0.00	\$124,760.00
Total Funds Drawdown	\$0.00	\$122,542.12
Program Funds Drawdown	\$0.00	\$122,542.12
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$104,131.72
City of Ogdensburg	\$0.00	\$104,131.72
Match Contributed	\$3,264.00	\$103,677.25

Activity Description:

Redevelopment: \$124,760 in NSP funds will be utilized to initiate a Type E rehabilitation of two single family homes. The properties are concentrated within a few blocks of each other, within the Knox-Morris neighborhood of Ogdensburg.

Location Description:

Funding for the City of Ogdensburg will be focused on specific neighborhood known as the Knox and Morris Street area that has two units ready for rehabilitation. This neighborhood is located in Census District 9915, which has a HUD Risk Score between 8 and 10.

Activity Progress Narrative:

During the quarter under review, the City of Ogdensburg has been working with its attorneys towards the closings of 2 rehabilitated vacant properties. The sub-grantee's revised Projected End date for its activity is 6/1/2012. Revision of the Projected End Date in the Action Plan will immediately follow submission of this Quarterly Performance Report.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/2



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:	1005-Admin
Activity Title:	Suffolk Neighborhood Revitalization-Admin

Activity Category:

Administration

Project Number:

ADMIN

Projected Start Date:

11/01/2009

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

03/01/2013

Completed Activity Actual End Date:

Responsible Organization:

Suffolk County

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$100,000.00
Total Budget	\$0.00	\$100,000.00
Total Obligated	\$0.00	\$100,000.00
Total Funds Drawdown	\$9,020.00	\$79,748.46
Program Funds Drawdown	\$9,020.00	\$79,748.46
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$9,020.00	\$79,748.46
Suffolk County	\$9,020.00	\$79,748.46
Match Contributed	\$0.00	\$0.00

Activity Description:

New York State initially approved Suffolk County's request for \$200,400 in NSP Administration Set-Aside funds to coordinate its county-wide NSP program, which consists of two development partners and four participating local Towns. Subsequently, the State authorized the County's request for a reallocation of \$100,400 for project activities, leaving \$100,000 approved for administration. The reduced amount accounts for approximately 1.5% of its total NSP request. A revised administrative budget was vetted and approved by HFA.

Location Description:

The communities being targeted in Suffolk County in the towns of Babylon, Brookhaven, Huntington, and Islip for NSP funding are within the zip codes 11701, 11706, 11713, 11717, 11722 and 11746.

Activity Progress Narrative:

Based on an approved budget, HFA's sub-allocation of \$100,000 from the State's Administrative Set-Aside to this subrecipient has been fully obligated. Suffolk County has drawn \$9,020.00 for eligible administrative expenses in the quarter under review.

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: 1005-B-LI

Activity Title: Suffolk Neighborhood Revitalization-LI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

B

Projected Start Date:

11/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

03/01/2013

Completed Activity Actual End Date:

Responsible Organization:

Suffolk County

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$3,240,160.00
Total Budget	\$0.00	\$3,240,160.00
Total Obligated	\$0.00	\$3,240,160.00
Total Funds Drawdown	\$132,428.71	\$2,414,773.00
Program Funds Drawdown	\$132,428.71	\$2,414,773.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$132,428.71	\$2,414,773.00
Suffolk County	\$132,428.71	\$2,414,773.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition/Rehabilitation: Suffolk County has recorded some of the State's highest foreclosure rates in recent years. The County submitted a unified proposal that included both homeownership and rental components, implemented through strategic partnerships with two of Long Island's most accomplished nonprofit affordable housing providers, and collaboration with four local municipalities which are deeply affected by the housing crisis, including the Towns of Babylon, Brookhaven, Huntington, and Islip. The County will utilize \$3,240,160 in funds from the NSP Low-Income Set-Aside to acquire and renovate 14 single family homes for lease to low-income households at or below 50% of AMI. It is partnering with CDC of Long Island ("CDC"), an experienced non-profit housing and services provider, which is purchasing foreclosed single-family homes and will carry out renovations and lease the homes to low-income renters. CDC has secured project-based Section 8 rental subsidies to ensure that rents for these homes remain affordable to renters through the affordability period. CDC has already initiated a similar program and is currently managing 10 scattered site rental homes.

Location Description:

The communities being targeted in Suffolk County in the towns of Babylon, Brookhaven, Huntington, and Islip for NSP funding are within Census Tracts 1456.03, 1456.04, 1456.05, 1460.01, 1461.05, 1460.03, 1473.00, 1457.04, 1462.02, 1464.04, 1591.03, 1591.02, 1592.01, 1591.02, 1592.03 1233.02, 1232.02 and 1233.01, in the zip codes of 11701, 11706, 11713, 11717, 11722 and 11746.

Activity Progress Narrative:

Suffolk County's program partner/developer, CDC of Long Island, continues to make progress with its NSP Rental Rehab initiative. In the quarter under review, rehabilitation has been completed on seven formerly foreclosed, single-family properties, against its program goal of 14. The properties will be rented to low income households at or below 50% AMI. Rehab work is underway on six more properties, and is expected to be completed in the following quarter.



Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	7	7/14
# of Singlefamily Units	7	7/14

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	7	0	7	7/14	0/0	7/14	100.00
# Renter Households	7	0	7	7/14	0/0	7/14	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
268 Leaf Avenue	Central Islip	NA	NA	11722	Not Validated / N
118 Timberline Drive	Brentwood	NA	NA	11717	Not Validated / N
18 19th Avenue	Bay Shore	NA	NA	11706	Not Validated / N
17 Old Farm Road	Riverhead	NA	NA	11901	Not Validated / N
61 Marvin Street	Patchogue	NA	NA	11772	Not Validated / N
176 Loeffler Street	Brentwood	NA	NA	11717	Not Validated / N
31 Clarke Street	Brentwood	NA	NA	11717	Not Validated / N

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:	1005-B-MMI
Activity Title:	Suffolk Neighborhood Revitalization-MMI

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
B

Project Title:
Acquisition and Rehabilitation

Projected Start Date:
11/01/2009

Projected End Date:
03/01/2013

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Suffolk County

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$3,590,189.00
Total Budget	\$0.00	\$3,590,189.00
Total Obligated	\$0.00	\$3,590,189.00
Total Funds Drawdown	\$78,683.00	\$3,376,480.36
Program Funds Drawdown	\$78,683.00	\$3,376,480.36
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$78,683.00	\$3,376,480.36
Suffolk County	\$78,683.00	\$3,376,480.36
Match Contributed	\$0.00	\$0.00

Activity Description:

The Long Island Housing Partnership (LIHP), Suffolk County's other development partner, has acquired 15 foreclosed single family homeownership properties as of December 31st. Rehabilitation was begun on 9 of these properties in this quarter. With Program Income from the resale of the rehabilitated homes, LIHP plans to acquire, rehab, and resell additional foreclosed homes to eligible homebuyers.

Location Description:

The communities being targeted in Suffolk County in the towns of Babylon, Brookhaven, Huntington, and Islip for NSP funding are within Census Tracts 1456.03, 1456.04, 1456.05, 1460.01, 1461.05, 1460.03, 1473.00, 1457.04, 1462.02, 1464.04, 1233.02, 1232.02, 1233.01, 1111.00, 1594.04, 1595.04, 1595.05, 1595.06, 1595.07, 1595.08, 1591.03, 1591.02, 1592.01, 1592.03 and 1904.01, in the zip codes of 11701, 11706, 11713, 11717, 11722 and 11746.

Activity Progress Narrative:

Suffolk County's program partner/developer, Long Island Housing Partnership, continues to make progress with its NSP Homeownership Rehab initiative. With several former foreclosed, single-family homes in renovation, in the quarter under review LIHP completed one and sold it to an eligible homebuyer.

Accomplishments Performance Measures

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



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	1/15
# of Singlefamily Units	1	1/15

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	1	0/0	1/15	1/15	100.00
# Owner Households	0	1	1	0/0	1/15	1/15	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
14 Daytona Beach Place	Coram	NA	NA	11727	Not Validated / N

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: 1007-B

Activity Title: Chautauqua NSP

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

B

Project Title:

Acquisition and Rehabilitation

Projected Start Date:

11/30/2009

Projected End Date:

03/01/2013

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Chautauqua Home Rehabilitation and Improvement

Overall

	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$150,000.00
Total Budget	\$0.00	\$150,000.00
Total Obligated	\$0.00	\$225,000.00
Total Funds Drawdown	\$0.00	\$20,559.35
Program Funds Drawdown	\$0.00	\$20,559.35
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$66,557.88
Chautauqua Home Rehabilitation and Improvement	\$0.00	\$66,557.88
Match Contributed	\$6,938.40	\$356,302.15

Activity Description:

Acquisition/Rehabilitation: The Chautauqua Home Rehabilitation and Improvement Corporation, Inc. (CHRIC) was awarded \$225,000 in NSP funding to implement this Type B program, involving the purchase and renovation of county tax lien foreclosures for ultimate sale to homebuyers in the City of Jamestown. CHRIC's local NSP program consists of eight properties, two of which will contain a second unit for rental, for a total unit count of ten.

Location Description:

The proposed project areas will be the Neighborhood Revitalization Strategy Area (NRSA) developed by CHRIC and approved by HUD within the city of Dunkirk, and the Buy Northside! and PRIDE neighborhoods in Jamestown. Both areas meet greatest need definitions of the NSP, with HUD-designated high-risk census tracts in both inner cities. Four Jamestown census tracts (303, 304, 305 and 306) and four in Dunkirk (354, 355, 356 and 357) qualified for Renewal Community designation under the HUD program, one of 12 rural RCs in the U.S. and one of only 40 RCs in the entire country.

Activity Progress Narrative:

During the quarter under review, CHRIC completed the rehab of 2 single-family properties, and marketed the homes for sale to eligible homebuyers. Rehab of another single-family home was underway during this quarter.

Accomplishments Performance Measures

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



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/9
# of Singlefamily Units	0	0/9

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/9	0/9	0
# Owner Households	0	0	0	0/0	0/7	0/7	0

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: 1007-E

Activity Title: Chautauqua NSP

Activity Category:

Construction of new housing

Project Number:

E

Projected Start Date:

11/30/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

03/01/2013

Completed Activity Actual End Date:

Responsible Organization:

Chautauqua Home Rehabilitation and Improvement

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$100,000.00
Total Budget	\$0.00	\$100,000.00
Total Obligated	\$0.00	\$25,000.00
Total Funds Drawdown	\$0.00	\$70,748.53
Program Funds Drawdown	\$0.00	\$70,748.53
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$24,750.00
Chautauqua Home Rehabilitation and Improvement	\$0.00	\$24,750.00
Match Contributed	\$0.00	\$122,670.78

Activity Description:

Redevelopment: The Chautauqua Home Rehabilitation and Improvement Corporation, Inc. (CHRIC) will utilize \$25,000 in NSP funding to implement this Type E activity, involving the renovation of county tax lien foreclosures for ultimate sale to homebuyers in the City of Jamestown. CHRIC's local NSP program consists of eight properties.

Location Description:

The proposed project areas will be the Neighborhood Revitalization Strategy Area (NRSA) developed by CHRIC and approved by HUD within the city of Dunkirk, and the Buy Northside! and PRIDE neighborhoods in Jamestown. Both areas meet greatest need definitions of the NSP, with HUD-designated high-risk census tracts in both inner cities. Four Jamestown census tracts (303, 304, 305 and 306) and four in Dunkirk (354, 355, 356 and 357) qualified for Renewal Community designation under the HUD program, one of 12 rural RCs in the U.S. and one of only 40 RCs in the entire country.

Activity Progress Narrative:

During the quarter under review, CHRIC completed the redevelopment of a single-family property, and expects the property to close in the next quarter. Redevelopment of three additional single-family properties was underway as of this quarter. Revision of the Cumulative Expected Total units of the Beneficiaries Performance Measures in the Action Plan will immediately follow submission of this Quarterly Performance Report.

Accomplishments Performance Measures

**This Report Period
Total**

**Cumulative Actual Total / Expected
Total**



# of Housing Units	0	0/1
# of Singlefamily Units	0	0/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/1	0/1	0
# Owner Households	0	0	0	0/0	0/1	0/1	0
# Renter Households	0	0	0	0/0	0/0	0/0	0

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: 1008-Admin

Activity Title: Nassau County NSP

Activity Category:

Administration

Project Number:

ADMIN

Projected Start Date:

09/01/2009

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

06/01/2011

Completed Activity Actual End Date:

Responsible Organization:

Nassau County

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$101,854.00
Total Budget	\$0.00	\$101,854.00
Total Obligated	\$0.00	\$101,854.00
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
Nassau County	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Nassau County was awarded \$101,854 in NSP Administrative funds by New York State as part of its NSP program request. As a subrecipient, the County is coordinating the activities of four area nonprofit developer partners, including the Long Island Housing Partnership, Inc., Community Innovations, Inc., CDC of Long Island, and Habitat for Humanity. These were selected through issuance of a Request for Qualification, and vetted and approved by the State.

Location Description:

Nassau County OHIA has analyzed all areas of the county in terms of the NSP criteria of foreclosures, subprime loans and projected foreclosures. In addition, vacancy conditions and community development resources currently in place were reviewed. Based on this analysis, Nassau County has identified neighborhoods throughout the County that exhibit greatest need for neighborhood stabilization through redevelopment of abandoned and foreclosed homes based on the HUD criteria discussed above including the Town of Hempstead, Hempstead Village, Freeport, Elmont, Roosevelt, East Garden City, Lakeview, New Cassel, South Floral Park, and Uniondale, in, respectively, the following zip codes: 11550, 11520, 11003, 11575, 11530, 11552, 11590, 11001, and 11553.

Activity Progress Narrative:

Based on an approved budget, HFA's sub-allocation of \$101,854 from the State's Administrative Set-Aside to this subrecipient has been fully obligated. The sub-grantee's revised Projected End date for its activity is 11/1/2012. Revision of the Projected End Date in the Action Plan will immediately follow submission of this Quarterly Performance Report.



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: 1008-B

Activity Title: Nassau County NSP

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

B

Projected Start Date:

09/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

06/01/2011

Completed Activity Actual End Date:

Responsible Organization:

Nassau County

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,548,206.20
Total Budget	\$0.00	\$1,548,206.20
Total Obligated	\$0.00	\$1,548,206.20
Total Funds Drawdown	\$0.00	\$734,258.00
Program Funds Drawdown	\$0.00	\$734,258.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$734,258.00
Nassau County	\$0.00	\$734,258.00
Match Contributed	\$0.00	\$5,404,016.04

Activity Description:

Nassau County was awarded \$1,548,206.20 in NSP funds, enough to purchase, rehabilitate, and sell approximately 10 single-family foreclosed homes to qualifying moderate-income homebuyers. As needed, subsidy will remain in each property as permanent second mortgage financing to assist each homebuyer. With proceeds from these home sales, the county's developer partners expect to recycle any Program Income to purchase and renovate additional homes. Offering administrative support, the County is relying on its developer partners to acquire, rehabilitate, and resell the homes to eligible buyers. Initially, the County negotiated a bulk portfolio purchase of REO inventory from Fannie Mae, a pilot for what is hoped to become an expanded program. It has also successfully accessed foreclosures through partnerships with the National Community Stabilization Trust and the REO Clearinghouse.

Location Description:

Nassau County OHIA has analyzed all areas of the county in terms of the NSP criteria of foreclosures, subprime loans and projected foreclosures. In addition, vacancy conditions and community development resources currently in place were reviewed. Based on this analysis, Nassau County has identified neighborhoods throughout the County that exhibit greatest need for neighborhood stabilization through redevelopment of abandoned and foreclosed homes based on the HUD criteria discussed above including the Town of Hempstead, Hempstead Village, Freeport, Elmont, Roosevelt, East Garden City, Lakeview, New Cassel, South Floral Park and Uniondale, in respectively, the following zip codes: 11550, 11520, 11003, 11575, 11530, 11552, 11590, 11001 and 11553

Activity Progress Narrative:

Nassau County, through its various program partners, continues to make progress in administering its Acquisition and Rehabilitation program. In the quarter under review, rehabilitation has been completed on one single family home, while rehab work continues to be underway on five other single family properties. Meanwhile, one single family home, completed in a prior quarter, was sold during the quarter under review. Nassau County has been bridging the State's NSP funds with other sources



to cover acquisition and rehab costs upfront. It is currently preparing documentation to request reimbursement with State NSP funds in the following quarter. The sub-grantee's revised Projected End date for its activity is 11/1/2012. Revision of the Projected End Date in the Action Plan will immediately follow submission of this Quarterly Performance Report.

Accomplishments Performance Measures

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

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	1	2/10
# of Singlefamily Units	1	2/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	1	0/0	3/10	3/10	100.00
# Owner Households	0	1	1	0/0	3/10	3/10	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
96 Leonard Avenue	Freeport	NA	NA	11520	Not Validated / N

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: 1008-E

Activity Title: Nassau County NSP

Activity Category:

Construction of new housing

Project Number:

E

Projected Start Date:

09/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

06/01/2011

Completed Activity Actual End Date:

Responsible Organization:

Nassau County

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$149,370.80
Total Budget	\$0.00	\$149,370.80
Total Obligated	\$0.00	\$149,370.80
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
Nassau County	\$0.00	\$0.00
Match Contributed	\$0.00	\$215,580.40

Activity Description:

Nassau County will utilize \$149,370.80 in NSP funds, redevelop, and sell 2 single-family homes to qualifying moderate-income homebuyers. As needed, subsidy will remain in each property as permanent second mortgage financing to assist each homebuyer. With proceeds from these home sales, the County's developer partners expect to recycle any Program Income to purchase and renovate additional homes. Offering administrative support, the County is relying on its developer partners to redevelop and resell the homes to eligible buyers.

Location Description:

Nassau County OHIA has analyzed all areas of the county in terms of the NSP criteria of foreclosures, subprime loans and projected foreclosures. In addition, vacancy conditions and community development resources currently in place were reviewed. Based on this analysis, Nassau County has identified neighborhoods throughout the County that exhibit greatest need for neighborhood stabilization through redevelopment of vacant homes based on the HUD criteria discussed above in Elmont and Roosevelt in, respectively, the following zip codes: 11003 and 11575.

Activity Progress Narrative:

Nassau County, through its various program partners, continues to make progress in administering its Redevelopment program. Rehabilitation has been completed on one single family home, while rehab work continues to be underway on one single family property. Nassau County has been bridging the State's NSP funds with other sources to cover acquisition and rehab costs upfront. Documentation has been submitted by the County to request reimbursement with State NSP funds in the following quarter. The sub-grantee's revised Projected End date for its activity is 11/1/2012. Revision of the Projected End Date in the Action Plan will immediately follow submission of this Quarterly Performance Report.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/2
# of Singlefamily Units	0	0/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/2	0/2	0
# Owner Households	0	0	0	0/0	0/2	0/2	0

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: 1009-D

Activity Title: Troy Homes Initiative - Phase III

Activity Category:

Clearance and Demolition

Project Number:

D

Projected Start Date:

08/01/2009

Benefit Type:

Area ()

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Demolition

Projected End Date:

12/31/2009

Completed Activity Actual End Date:

Responsible Organization:

City of Troy

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$522,158.00
Total Budget	\$0.00	\$522,158.00
Total Obligated	\$0.00	\$522,158.00
Total Funds Drawdown	\$0.00	\$520,874.25
Program Funds Drawdown	\$0.00	\$520,874.25
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$520,874.25
City of Troy	\$0.00	\$520,874.25
Match Contributed	\$0.00	\$0.00

Activity Description:

The Grantee, the City of Troy, will utilize \$522,158 in NSP funds to demolish 22 vacant buildings on the City's active vacant building registry deemed to pose an immediate threat to health safety and welfare of the community. By "right sizing" the environment of the targeted area, through strategically targeted demolition, the City hopes to stabilize the neighborhoods and strengthen the existing housing market.

Location Description:

The proposed project area is located in the three critical sub-target areas which have experienced significant disinvestment and blight within the zip code of 12180. The location within this zip code contains at least one census tract with a HUD Risk Score of 8 or higher to carry out this phase of its demolition strategy.

Activity Progress Narrative:

The City of Troy's demolition project was completed in the 4th quarter of 2010. There is no activity to report for this quarter. The Activity Status will be updated in the Action Plan immediately following the submission of this Quarterly Performance Report.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	22/22



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0

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: 1010-B

Activity Title: New York City REO Program

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

B

Project Title:

Acquisition and Rehabilitation

Projected Start Date:

09/01/2009

Projected End Date:

08/01/2012

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

NYC Department of HPD

Overall

	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,901,213.00
Total Budget	\$0.00	\$1,901,213.00
Total Obligated	\$0.00	\$1,901,213.00
Total Funds Drawdown	\$0.00	\$1,901,213.00
Program Funds Drawdown	\$0.00	\$1,901,213.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,901,213.00
NYC Department of HPD	\$0.00	\$1,901,213.00
Match Contributed	\$201,419.00	\$1,072,724.39

Activity Description:

New York City REO Program ("Project") was awarded \$1,901,213 for the acquisition and rehabilitation of seven houses totaling nine units (Project Type B). NYC HPD, the Grantee, will oversee the purchase and rehabilitation of the homes by its selected developer partner, Restored Homes Housing Development Fund Corporation ("Restored Homes") With proceeds from these home sales, the City expects to recycle any Program Income to purchase and renovate additional homes.

Location Description:

The proposed project locations target thirteen sub borough areas in the counties of Bronx, Kings, Queens, and Richmond defined by zip codes with at least one census tract with a Risk Score of 8-10 as per scores cited on policymap.com, in the zip codes of 11430, 11432, 11433, 11434, 11435, 11436, 11451, 11451, 11413, 11422, 11429, 10301, 10302, 10303, 10310, 11414, 11417, 11420, 11416, 11418, 11419, 11691, 11692, 11205, 11206, 11216, 11221, 11233, 11238, 11368, 11369, 11377, 10466, 10467, 10469, 10470, 10475, 11203, 11207, 11208, 11212, 11210, 11234, 11236 and 10304.

Activity Progress Narrative:

The City of New York completed rehabilitation on two single family properties, while construction progressed and neared completion on the remaining six homes in this activity. Additionally, a homebuyer for one of its properties was cleared and the closing should occur in the next quarter. All obligated NSP grant funds for this activity have been drawn and expended.

Accomplishments Performance Measures

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



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/9
# of Singlefamily Units	0	0/9

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/9	0/9	0
# Owner Households	0	0	0	0/0	0/9	0/9	0

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:	1011-E
Activity Title:	Hegeman Avenue Residence NSP Project

Activity Category:

Construction of new housing

Project Number:

E

Projected Start Date:

06/01/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

03/01/2012

Completed Activity Actual End Date:

Responsible Organization:

Common Ground Community HDFC

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$3,000,000.00
Total Budget	\$0.00	\$3,000,000.00
Total Obligated	\$0.00	\$3,000,000.00
Total Funds Drawdown	\$0.00	\$3,000,000.00
Program Funds Drawdown	\$0.00	\$3,000,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$3,000,000.00
Common Ground Community HDFC	\$0.00	\$3,000,000.00
Match Contributed	\$2,830,698.43	\$28,344,028.85

Activity Description:

Common Ground Community HDFC was awarded \$3,000,000 in NSP funds for the development and permanent financing of this Type E Redevelopment project. The Hegeman Avenue Residence will be a 161 unit new construction supportive housing project developed on formerly vacant land owned by the developer at 39 Hegeman Avenue in Brownsville, Brooklyn. The NSP assisted units which are in this project will be set aside to individuals at or below 50% AMI. This project is currently under construction.

Location Description:

The project location of 39 Hegeman Avenue in Brooklyn, New York is located in ZIP code 11212, which contains at least three Block Groups with a HUD Foreclosure Risk Score of 8 or higher. This project is specifically located in Block Group 089600 with Foreclosure Risk Score of 7.

Activity Progress Narrative:

Common Ground is overseeing the new construction of a 161 unit property. Construction continues to progress and is near 94% completion. All obligated NSP grant funds for this activity have been drawn and expended.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# ELI Households (0-30% AMI)	0	0/0



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/161
# of Multifamily Units	0	0/161

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/161	0/0	0/161	0
# Renter Households	0	0	0	0/161	0/0	0/161	0

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: 1012-B

Activity Title: University NSP-MMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

B

Projected Start Date:

11/30/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

06/30/2012

Completed Activity Actual End Date:

Responsible Organization:

HomeFront, Inc.

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$119,875.00
Total Budget	\$0.00	\$119,875.00
Total Obligated	\$0.00	\$119,875.00
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
HomeFront, Inc.	\$0.00	\$0.00
Match Contributed	\$3,530.35	\$6,489.11

Activity Description:

HomeFront, Inc. ("Homefront"), a Buffalo-based nonprofit organization, was awarded \$119,875 in NSP funding to implement a Type B Project. The project consists of the following: Acquisition/Rehabilitation/Resale of one foreclosed single-family home. The rehabilitated property will be available to households with incomes between 80% and 120% of AMI. With proceeds from this home sale, HomeFront expects to recycle any Program Income to purchase and renovate additional homes.

Location Description:

The proposed project areas for the Neighborhood Stabilization Program are located in the City of Buffalo in Census Tracts 43 and 47. Both Census Tracts are located in zip code 14215.

Activity Progress Narrative:

As of the quarter under review, HomeFront Inc. had acquired a foreclosed single family property and was preparing contracts for commencement of construction.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.



Beneficiaries Performance Measures

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

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: 1012-E
Activity Title: University NSP-E

Activity Category:

Construction of new housing

Project Number:

E

Projected Start Date:

11/30/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

06/30/2012

Completed Activity Actual End Date:

Responsible Organization:

HomeFront, Inc.

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$329,125.00
Total Budget	\$0.00	\$329,125.00
Total Obligated	\$0.00	\$329,125.00
Total Funds Drawdown	\$21,150.00	\$21,150.00
Program Funds Drawdown	\$21,150.00	\$21,150.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$21,150.00	\$21,150.00
HomeFront, Inc.	\$21,150.00	\$21,150.00
Match Contributed	\$32,197.00	\$61,562.84

Activity Description:

HomeFront, Inc. ("HomeFront"), a Buffalo-based nonprofit organization, was awarded \$329,125 in NSP funding to implement a Type E Project. The project consists of the following: Acquisition/Rehabilitation/Resale of three vacant single-family homes. The rehabilitated properties will be available to households with incomes between 80% and 120% of AMI. With proceeds from these home sales, HomeFront expects to recycle any Program Income to purchase and renovate additional homes.

Location Description:

The proposed project areas for the Neighborhood Stabilization Program are located in the City of Buffalo in Census Tracts 43 and 47. Both Census Tracts are located in zip code 14215.

Activity Progress Narrative:

During the quarter under review, HomeFront Inc. began the rehab of a vacant single-family property.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/3	0/3	0

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:	1013-E
Activity Title:	Schenectady Universal Affordable Housing

Activity Category:

Construction of new housing

Project Number:

E

Projected Start Date:

07/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

07/01/2010

Completed Activity Actual End Date:

Responsible Organization:

City of Schenectady

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$935,000.00
Total Budget	\$0.00	\$935,000.00
Total Obligated	\$0.00	\$935,000.00
Total Funds Drawdown	\$0.00	\$659,030.60
Program Funds Drawdown	\$0.00	\$659,030.60
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$659,030.60
City of Schenectady	\$0.00	\$659,030.60
Match Contributed	\$12,500.00	\$2,654,159.00

Activity Description:

Redevelopment: The City of Schenectady, partnering with Better Neighborhoods, Inc. ("BNI"), a nonprofit affordable housing developer, will utilize \$935,000 in NSP funds to implement a Type E Redevelopment Project. The Project involves the new construction of 10 single-family homes located on vacant scattered sites in the Vale and Hamilton Hill sections of Schenectady. The sites previously contained blighted, unsafe homes in high foreclosure risk areas, which the City demolished to expand a signature "green" homeownership initiative. The homes have been universally designed and have LEED, Enterprise and Energy Star certification level "Green" design features that have been integrated into the design, making the homes 30% more energy efficient. The Project will address a broad range of community needs, which include promoting home ownership opportunities, eliminating blighted areas and restoring the area's economy. At least two of the homes constructed will be targeted for sale to person with physical disabilities.

Location Description:

The proposed project areas are located in the City of Schenectady in Census Tracts 209, 215, 210.02 and 207 within in zip codes of 12303, 12307 and 12304.

Activity Progress Narrative:

As of the quarter under review, the City of Schenectady's development partner has sold 7 of the 10 homes which were newly constructed. Construction of the 8th home has been completed and preparations are being made for the sale of the home. In this third calendar quarter, the sub-grantee continued construction on two more properties. The sub-grantee's revised Projected End date for its activity is 5/1/2012. Revision of the Projected End Date in the Action Plan will immediately follow submission of this Quarterly Performance Report.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	7/10
# of Singlefamily Units	0	7/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/0	6/10	7/10	100.00
# Owner Households	0	0	0	1/0	6/10	7/10	100.00

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: 1014-D
Activity Title: Rome NSP

Activity Category:
 Clearance and Demolition

Project Number:
 D

Projected Start Date:
 08/18/2009

Benefit Type:
 Area ()

National Objective:
 NSP Only - LMMI

Activity Status:
 Under Way

Project Title:
 Demolition

Projected End Date:
 11/01/2009

Completed Activity Actual End Date:

Responsible Organization:
 City of Rome

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$120,632.50
Total Budget	\$0.00	\$120,632.50
Total Obligated	\$0.00	\$108,815.00
Total Funds Drawdown	\$0.00	\$108,815.00
Program Funds Drawdown	\$0.00	\$108,815.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$108,815.00
City of Rome	\$0.00	\$108,815.00
Match Contributed	\$4,000.00	\$15,868.00

Activity Description:

Demolition: The City of Rome will utilize \$108,815 in NSP funds for the demolition of seven blighted structures, currently held by the City and located within the City of Rome's Brownfield Opportunity Area (BOA). The Rome NSP proposal represents a component of a larger revitalization strategy within the City's BOA.

Location Description:

The proposed project areas are located in the City of Rome's Brownfield Opportunity Area, which is located in Census Tracts 065021800, 065021900, and 065022500, within the zip code 13440.

Activity Progress Narrative:

During the quarter under review, the City of Rome was approaching the completion of demolition for all of its NSP properties. All obligated NSP grant funds for this activity have been drawn and expended. The sub-grantee's revised Projected End date for its activity is 12/31/2012. Revision of the Projected End Date in the Action Plan will immediately follow submission of this Quarterly Performance Report.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	6/7



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
318 Lawrence Street	Rome	NA	NA	13440	Not Validated / N

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: 1014-E
Activity Title: Rome NSP

Activity Category:

Construction of new housing

Project Number:

E

Projected Start Date:

10/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

12/31/2010

Completed Activity Actual End Date:

Responsible Organization:

City of Rome

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$435,329.50
Total Budget	\$0.00	\$435,329.50
Total Obligated	\$0.00	\$447,147.00
Total Funds Drawdown	\$0.00	\$72,452.00
Program Funds Drawdown	\$0.00	\$72,452.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$72,452.00
City of Rome	\$0.00	\$72,452.00
Match Contributed	\$996.84	\$82,240.58

Activity Description:

The City of Rome will utilize \$447,147 in NSP funds for the redevelopment of six abandoned properties, currently held by the City and located within the City of Rome's Brownfield Opportunity Area (BOA). The Rome NSP proposal represents a component of a larger revitalization strategy within the City's BOA, including both public and private investments. Once rehabilitated, the homes will be sold to NSP-qualifying households.

Location Description:

The proposed project areas are located in the City of Rome's NYS Brownfield Opportunity Area, which is in Census Tracts 065021800, 065021900, and 065022500, within the zip code 13440.

Activity Progress Narrative:

During the quarter under review, the City of Rome was involved in the process of completing the building envelopes of a number of its redevelopment properties, so it may continue construction into the winter. The City's redevelopment activity is projected to be completed by the end of December of 2012. Revision of the Projected End Date in the Action Plan will immediately follow submission of this Quarterly Performance Report.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/6



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/6	0/6	0

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: 1015-B

Activity Title: Housing Resources NSP

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

B

Projected Start Date:

11/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

03/01/2013

Completed Activity Actual End Date:

Responsible Organization:

Housing Resources of Columbia County

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$250,000.00
Total Budget	\$0.00	\$250,000.00
Total Obligated	\$0.00	\$250,000.00
Total Funds Drawdown	\$0.00	\$75,376.54
Program Funds Drawdown	\$0.00	\$75,376.54
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$75,376.54
Housing Resources of Columbia County	\$0.00	\$75,376.54
Match Contributed	\$0.00	\$4,950.00

Activity Description:

Acquisition/Rehabilitation: The Housing Resources of Columbia County ("HRCC") is utilizing an NSP award of \$250,000 from the State to initiate a Type B Acquisition and Rehabilitation program, which consists of 8 foreclosed or abandoned housing units. The properties are concentrated in the northern section of the City of Hudson, an area targeted by the City for stabilization. With foreclosures on the rise, Hudson now records 43% of foreclosures throughout Columbia County. NSP funds will be augmented with a line of credit from a regional community development loan fund to renovate the properties for ultimate sale to qualified homebuyers.

Location Description:

The Housing Resources Neighborhood Stabilization Program is proposing to acquire and rehabilitate 7 structures in the City of Hudson, New York, in Census Tracts 3602199112001, 360219913003, 360219911004, 36021991101, and 360219911002, within the zip code of 12534.

Activity Progress Narrative:

Due to more extensive water damage than expected, as well as obstacles tied to the sale of the second property, Housing Resources has contracted its NSP program from two buildings to one, representing 4 units. Housing Resources of Columbia County has completed the pre-construction phase of the project, secured and cleared the project site of debris, and is currently working with an architect to address newfound conditions uncovered in the property. Proposed Performance Measures, Proposed Beneficiaries and number of properties for this activity will be revised in the Action Plan immediately following the submission of this Quarterly Performance Report.



Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/8

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/8	0/8	0

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:	1016-B-LI
Activity Title:	Westchester County NSP-B-LI

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
B

Project Title:
Acquisition and Rehabilitation

Projected Start Date:
08/01/2009

Projected End Date:
02/01/2013

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LH - 25% Set-Aside

Responsible Organization:
Westchester County

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$3,111,092.00
Total Budget	\$0.00	\$3,111,092.00
Total Obligated	\$0.00	\$3,111,092.00
Total Funds Drawdown	\$185,416.76	\$867,993.58
Program Funds Drawdown	\$185,416.76	\$867,993.58
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$185,416.76	\$867,993.58
Westchester County	\$185,416.76	\$867,993.58
Match Contributed	\$0.00	\$0.00

Activity Description:

Westchester County Neighborhood Stabilization Program ("Project") will acquire and rehabilitate 11 homes in high-risk foreclosure areas in Westchester County. In 9 of these homes, \$3,111,092 will be drawn from Low Income Set-Aside funds for 14 units targeted to renters earning at or below 50% AMI.

Location Description:

The proposed properties will be located in NSP project areas in the County with the areas of greatest need. These areas contain the greatest percentage of home foreclosures, the highest percentage of homes financed by a sub-prime mortgage related loan, and likely to force a significant rise in home foreclosures. The areas in Westchester County, Yonkers, Mount Vernon and Peekskill, are within the zip codes of 10701, 10713, 10705, 10710, 10550 and 10552.

Activity Progress Narrative:

Through its program partners, Westchester County has completed rehabilitation on four of its properties, which are currently being marketed for sale. Two of these properties are two-unit buildings, which each contain a homeowner unit targeted to a Middle to Moderate Income (MMI) household, and one accessory rental unit, to be leased to Low Income households. The third property completed is a four-unit building which contains a homeowner unit targeted to an MMI household, and three accessory rental units to be leased to Low Income households. The fourth completed property is a three-unit building contains a homeowner unit being targeted to an MMI household, and two accessory rental units to be leased to Low Income families. Five other two and three-unit properties, which each contain accessory rental units for Low Income households (seven Low-Income rental units total within the five properties) continue to undergo rehabilitation. Only the Low Income rental units for these properties in Westchester County's NSP program are being reported in this activity in the Quarterly Performance Report.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/14	0/0	0/14	0

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: 1016-B-MMI

Activity Title: Westchester County NSP-B-MMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

B

Projected Start Date:

08/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

02/01/2013

Completed Activity Actual End Date:

Responsible Organization:

Westchester County

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$3,010,408.00
Total Budget	\$0.00	\$3,010,408.00
Total Obligated	\$0.00	\$3,010,408.00
Total Funds Drawdown	\$92,708.38	\$990,729.93
Program Funds Drawdown	\$92,708.38	\$990,729.93
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$92,708.38	\$990,729.93
Westchester County	\$92,708.38	\$990,729.93
Match Contributed	\$700.00	\$21,012.50

Activity Description:

Westchester County Neighborhood Stabilization Program ("Project") will acquire and rehabilitate 11 single family and multifamily homes in high-risk foreclosure areas in Westchester County. \$3,010,408 will be drawn from Program funds and targeted to 11 homeowners earning at or below 120% AMI. With proceeds from these home sales, the County expects to recycle any Program Income to purchase and renovate additional homes.

Location Description:

The proposed properties will be located in NSP project areas in the County with the areas of greatest need. These areas contain the greatest percentage of home foreclosures, the highest percentage of homes financed by a sub-prime mortgage related loan, and likely to force a significant rise in home foreclosures. The areas in Westchester County, Yonkers, Mount Vernon and Peekskill, are within the zip codes of 10701, 10713, 10705, 10710, 10550 and 10552.

Activity Progress Narrative:

Through its program partners, Westchester County has completed rehabilitation on four of its properties, which are currently being marketed for sale. Two of these properties are two-unit buildings, which each contain a homeowner unit targeted to a Middle to Moderate Income (MMI) household, and one accessory rental unit, to be leased to Low Income households. The third property completed is a four-unit building which contains a homeowner unit targeted to an MMI household, and three accessory rental units to be leased to Low Income households. The fourth completed property is a three-unit building contains a homeowner unit being targeted to an MMI household, and two accessory rental units to be leased to Low Income families. Two single family homeowner properties and five other two and three-unit properties, which each contain one homeowner unit targeted to MMI households (7 MMI owner occupied units total), continue to undergo rehabilitation. Only the Middle to Moderate Income homeowner units for these properties in Westchester County's NSP program are being reported in this activity in the Quarterly Performance Report.



Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/11	0/11	0

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: 1016-E-LI
Activity Title: Westchester County-E-LI

Activity Category:

Construction of new housing

Project Number:

E

Projected Start Date:

08/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

02/01/2013

Completed Activity Actual End Date:

Responsible Organization:

Westchester County

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$279,250.00
Total Budget	\$0.00	\$279,250.00
Total Obligated	\$0.00	\$279,250.00
Total Funds Drawdown	\$0.00	\$108,564.93
Program Funds Drawdown	\$0.00	\$108,564.93
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$108,564.93
Westchester County	\$0.00	\$108,564.93
Match Contributed	\$0.00	\$0.00

Activity Description:

Westchester County Neighborhood Stabilization Program ("Project") will redevelop one home in Westchester County. \$279,250 will be drawn from Low Income Set-Aside funds for one unit targeted to a renter earning at or below 50% AMI.

Location Description:

The proposed properties will be located in NSP project areas in the County with the areas of greatest need. The areas in Westchester County, Yonkers, Mount Vernon and Peekskill, are within the zip codes of 10701, 10713, 10705, 10710, 10550 and 10552.

Activity Progress Narrative:

Through its program partners, Westchester County continues to make progress on the rehabilitation of a single family home in this activity. When completed, the property contains a homeowner unit for sale targeting a Middle to Moderate Income homebuyer, as well as an accessory rental unit to be leased to a Low Income tenant. Only the Low Income rental unit for this property in Westchester County's NSP program is being reported in this activity in the Quarterly Performance Report.

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:	1016-E-MMI
Activity Title:	Westchester County NSP-E-MMI

Activity Category:

Construction of new housing

Project Number:

E

Projected Start Date:

08/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

02/01/2013

Completed Activity Actual End Date:

Responsible Organization:

Westchester County

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$279,250.00
Total Budget	\$0.00	\$279,250.00
Total Obligated	\$0.00	\$279,250.00
Total Funds Drawdown	\$0.00	\$108,564.92
Program Funds Drawdown	\$0.00	\$108,564.92
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$108,564.92
Westchester County	\$0.00	\$108,564.92
Match Contributed	\$0.00	\$937.50

Activity Description:

Westchester County Neighborhood Stabilization Program ("Project") will redevelop one single family home in Westchester County. \$279,250 will be drawn from Program funds and targeted to a homeowner earning at or below 120% AMI. With proceeds from this home sale, the County expects to recycle any Program Income to purchase and renovate additional homes.

Location Description:

The proposed properties will be located in NSP project areas in the County with the areas of greatest need. The areas in Westchester County, Yonkers, Mount Vernon and Peekskill, are within the zip codes of 10701, 10713, 10705, 10710, 10550 and 10552.

Activity Progress Narrative:

Through its program partners, Westchester County continues to make progress on the rehabilitation of a single family home in this activity. When completed, the property contains a homeowner unit for sale targeting a Middle to Moderate Income homebuyer, as well as an accessory rental unit to be leased to a Low Income tenant. Only the Middle to Moderate Income homeowner unit for this property in Westchester County's NSP program is being reported in this activity in the Quarterly Performance Report.

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: 1017-B-LI

Activity Title: City of Syracuse-The Eljay Project

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

B

Projected Start Date:

10/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

12/31/2011

Completed Activity Actual End Date:

Responsible Organization:

City of Syracuse

Overall

	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$3,237,500.00
Total Budget	\$0.00	\$3,237,500.00
Total Obligated	\$0.00	\$3,237,500.00
Total Funds Drawdown	\$45,197.00	\$101,602.19
Program Funds Drawdown	\$45,197.00	\$101,602.19
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$45,197.00	\$101,602.19
City of Syracuse	\$45,197.00	\$101,602.19
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition/Rehabilitation: The City of Syracuse, in partnership with the Syracuse Housing Authority and the National Housing Trust (NHT) and Enterprise Preservation Corporation, will utilize \$3,237,500 of NSP funds to rehabilitate three vacant, HUD foreclosed buildings from the recently acquired Eljay Properties portfolio. The initiative will provide 48 rental units for households with incomes at or below 50% of AMI in the City of Syracuse. Title has been transferred to the Housing Authority, which will develop and manage the properties over the long-term affordability period, while the City continues to administer compliance, reporting, and drawdown requests as the subrecipient for this award.

Location Description:

The proposed project areas in the City of Syracuse are located in the neighborhoods of Near Westside, Strathmore, Near Northeast, Near Eastside and Brighton in Census Tracts 34, 40 and 53, within the zip codes of 13202, 13203, 13205 and 13210.

Activity Progress Narrative:

The City of Syracuse and its program partners (Syracuse Housing Authority and NHT/Enterprise) have progressed through the site investigation and pre-construction phases of this 48-unit, substantial rehab rental project. A larger than expected development budget, stemming from significant quantities of asbestos in the three buildings, also required the development team to obtain additional financing from other sources. By October 31 all project funding commitments will be received, and a construction start date is anticipated for mid-November. A 12-14 month construction period is anticipated by the sub-grantee. Revision of the Projected End Date in the Action Plan will immediately follow submission of this Quarterly Performance Report.



Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/48	0/0	0/48	0

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: 1019-B-LI

Activity Title: Dunkirk Vacancy Reduction Program

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

B

Projected Start Date:

11/30/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

03/01/2013

Completed Activity Actual End Date:

Responsible Organization:

Chautauqua Opportunities, Inc.

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$165,000.00
Total Budget	\$0.00	\$165,000.00
Total Obligated	\$0.00	\$165,000.00
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
Chautauqua Opportunities, Inc.	\$0.00	\$0.00
Match Contributed	\$6,292.00	\$12,842.28

Activity Description:

Acquisition/Rehabilitation: Chautauqua Opportunities, Inc. (COI) was awarded \$165,000 in NSP Low-Income Set-Aside funds to implement an acquisition/rehabilitation of 2 foreclosed three-family homes in Dunkirk, New York, for a total of 5 units. Each of these units will be leased to households with incomes at or below 50% of the AMI.

Location Description:

The proposed project areas are located among scattered sites in the City of Dunkirk in Census Tracts 0354.00, 0355.00, 0356.00 and 0357.00, within the zip code of 14048.

Activity Progress Narrative:

During the quarter under review, Chautauqua Opportunities, Inc. (COI) commenced rehab activities on a formerly foreclosed, single-family property. Lead remediation work was completed on another single-family property. The sub-grantee expects rehab contracts to be signed and work to commence on the latter in the upcoming quarter.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/5	0/0	0/5	0

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:	1019-E
Activity Title:	Dunkirk Vacancy Reduction Program

Activity Category:

Construction of new housing

Project Number:

E

Projected Start Date:

03/01/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

03/01/2013

Completed Activity Actual End Date:

Responsible Organization:

Chautauqua Opportunities, Inc.

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$85,000.00
Total Budget	\$0.00	\$85,000.00
Total Obligated	\$0.00	\$85,000.00
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
Chautauqua Opportunities, Inc.	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Redevelopment: Chautauqua Opportunities, Inc. (COI) was awarded \$85,000 in NSP Program funds to implement a redevelopment of a vacant three-family home, for a total of 3 units.

Location Description:

The proposed project areas are located among scattered sites in the City of Dunkirk in Census Tracts 0354.00, 0355.00, 0356.00 and 0357.00, within the zip code of 14048.

Activity Progress Narrative:

During the quarter under review, Chautauqua Opportunities, Inc. (COI) began redevelopment of a vacant, single-family property. Lead risk assessments were completed on the property. The sub-grantee expects rehab contracts to be signed and work to commence in the upcoming quarter.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

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



Grantee Activity Number: 1020-B

Activity Title: Victoria St and Brunswick Ave NSP

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

B

Project Title:

Acquisition and Rehabilitation

Projected Start Date:

11/01/2009

Projected End Date:

03/01/2013

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Fillmore Leroy Area Residents, Inc.

Overall

	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$554,760.00
Total Budget	\$0.00	\$554,760.00
Total Obligated	\$0.00	\$554,760.00
Total Funds Drawdown	\$50,817.00	\$88,248.45
Program Funds Drawdown	\$50,817.00	\$88,248.45
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$50,817.00	\$88,248.45
Fillmore Leroy Area Residents, Inc.	\$50,817.00	\$88,248.45
Match Contributed	\$24,430.73	\$109,213.16

Activity Description:

Acquisition/Rehabilitation: Fillmore Leroy Area Residents, Inc (FLARE), located in Buffalo, will utilize \$554,760 to enable it to implement a Type B Acquisition and Rehabilitation Project. The Project involves the purchase, rehabilitation, and sale of four foreclosed single family homes.

Location Description:

The project's proposed area is located in the Fillmore-Leroy area of the City of Buffalo, within the zip code of 14215.

Activity Progress Narrative:

During the quarter under review, Fillmore Leroy Area Residents, Inc. (FLARE) completed the rehab of a single-family property. The home was being marketed for sale to an eligible homebuyer. FLARE has completed floor plans for 3 additional single-family homes, and was in the process of accepting bids from contractors for rehabilitation work.

Accomplishments Performance Measures

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



	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	0/4

Beneficiaries Performance Measures

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

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: 1021-E

Activity Title: Onondaga County NSP

Activity Category:

Construction of new housing

Project Number:

E

Projected Start Date:

09/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

03/31/2012

Completed Activity Actual End Date:

Responsible Organization:

Onondaga County

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$850,000.00
Total Budget	\$0.00	\$850,000.00
Total Obligated	\$0.00	\$850,000.00
Total Funds Drawdown	\$39,000.00	\$319,403.00
Program Funds Drawdown	\$39,000.00	\$319,403.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$39,000.00	\$319,403.00
Onondaga County	\$39,000.00	\$319,403.00
Match Contributed	\$267,108.00	\$1,992,571.00

Activity Description:

Redevelopment: The Onondaga County Community Development Division (OCDD) will utilize \$850,000 in NSP funds for a local homeownership program involving vacant properties in high-risk foreclosure areas in Onondaga County outside the City of Syracuse. The program targets income eligible homebuyers between 50% and 120% of AMI. NSP Funds are being provided >at the permanent financing stage as homebuyer assistance for 10 units, and as construction financing during the construction phase for 6 units, with a portion remaining in as permanent homebuyer subsidy. Program income generated will be used to provide homebuyer assistance for additional vacant properties in the target areas.

Location Description:

The project is located in scattered, high-risk foreclosure areas in Onondaga County in Census Tracts 129, 143, 144 and 159 within in the zip codes of 13021, 13028, 13044, 13057, 13069, 13076, 13084, 13114, 13120, 13126, 13131, 13135, 13142, 13144, 13167, 13202, 13203, 13204, 13205, 13206, 13207, 13208, 13209, 13210, 13211, 13212, 13214, 13215, 13219, 13224, 13302, 13316, 13421, 13483 and 13493.

Activity Progress Narrative:

As of the quarter under review, Onondaga County had completed the rehab of 2 additional redevelopment properties. In addition, the County sold another property to an eligible homebuyer for which it advanced its own funds for a homebuyer subsidy in the last quarter. The County will request NSP reimbursement and report on beneficiaries in the upcoming quarter. Proposed Performance Measures, Proposed Beneficiaries and number of properties for this activity will be revised in the Action Plan immediately following the submission of this Quarterly Performance Report.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	10/16
# of Singlefamily Units	1	10/16

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	1	1/0	9/16	10/16	100.00
# Owner Households	0	1	1	1/0	9/16	10/16	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
106 Edgeware Road	Syracuse	NA	NA	13208	Not Validated / N

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: 1024-C

Activity Title: Land Banks and Demo. E. W. of Buffalo

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

C

Projected Start Date:

11/01/2009

Benefit Type:

Area ()

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Land Banking

Projected End Date:

03/20/2013

Completed Activity Actual End Date:

Responsible Organization:

People United for Sustainable Housing

Overall

	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$598,204.00
Total Budget	\$0.00	\$598,204.00
Total Obligated	\$0.00	\$598,204.00
Total Funds Drawdown	\$50,656.00	\$342,859.18
Program Funds Drawdown	\$50,656.00	\$342,859.18
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$7,351.00
Total Funds Expended	\$50,656.00	\$342,859.18
People United for Sustainable Housing	\$50,656.00	\$342,859.18
Match Contributed	\$1,351.00	\$15,073.09

Activity Description:

Land Banking: People United for Sustainable Housing (PUSH) will utilize \$598,204 in NSP funds to establish a Type C Land Bank with a total of 22 properties on the west side of Buffalo. Each parcel in the land bank will be "clean and sealed" or "cleaned and greened". The "clean and seal" approach will consist of clearing each structure of debris and sealing the unit with brightly painted wood panels to prevent vandalism and criminal activity from taking place in the property. The "clean and green" approach will apply to each lot in the land bank.

Location Description:

The proposed project area comprises two neighborhoods, one is PUSH's target area, which is on the West Side of Buffalo bounded by 15th Street, Hampshire, Chenango, West Utica, and centered on the Massachusetts Avenue corridor. The other neighborhood is the target area of Buffalo ReUse, a program partner of PUSH, which is bounded by Riley, Jefferson, Southampton, Main and centered on Northampton Street. The targeted areas are located in Census Tracts 66.01, 69, 61 and 32.02 within the zip code of 14213.

Activity Progress Narrative:

During the quarter under review, People United for Sustainable Housing, Inc. (PUSH) continued to stabilize and maintain its lots and vacant residential properties for its land banking activity. Property management of its vacant lots included mowing lawns, replacing deceased or missing shrubs, and daily garbage removal. Property management of its vacant structures included securing and monitoring for break-ins and vandalism, and handling repairs as necessary. Stabilization of PUSH's acquired properties included repair of a damaged roof of a property, tree removal, and clean and seal activities on a property. During the quarter, PUSH also sold two of its stabilized residential properties to two separate nonprofit housing providers, each of which will rehab the structures for resale to low or moderate income homebuyers.



The \$7,351 in program income that was reported in the second quarter of 2011 was classified incorrectly, and was in fact project revenue received by the developer.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/22

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:	1024-D
Activity Title:	Land Banks and Demo. E. W. of Buffalo

Activity Category:
Clearance and Demolition

Activity Status:
Under Way

Project Number:
D

Project Title:
Demolition

Projected Start Date:
11/01/2009

Projected End Date:
03/20/2013

Benefit Type:
Area ()

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
People United for Sustainable Housing

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$47,121.00
Total Budget	\$0.00	\$47,121.00
Total Obligated	\$0.00	\$47,121.00
Total Funds Drawdown	\$0.00	\$46,171.00
Program Funds Drawdown	\$0.00	\$46,171.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$46,171.00
People United for Sustainable Housing	\$0.00	\$46,171.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Demolition: People United for Sustainable Housing (PUSH) was awarded \$47,121 in NSP funds to implement a Type D Demolition Project on two blighted properties. Once demolished, the sites will be "cleaned and greened". PUSH foresees deeding the newly vacant lots to responsible adjacent homeowners, or community organizations to be used as community gardens and green spaces, or as sites for appropriate infill housing.

Location Description:

The proposed project area comprises two neighborhoods, one is PUSH's target area, which is on the West Side of Buffalo bounded by 15th Street, Hampshire, Chenango, West Utica, and centered on the Massachusetts Avenue corridor. The other neighborhood is Buffalo ReUse, which is bounded by Riley, Jefferson, Southampton, Main and centered on Northampton Street. The targeted areas are located in Census Tracts 66.01, 69 and 61 within the zip code of 14213.

Activity Progress Narrative:

People United for Sustainable Housing, Inc. (PUSH) completed its demolition project. There is no activity to report for this quarter. The Activity Status will be updated in the Action Plan immediately following the submission of this Quarterly Performance Report.

Accomplishments Performance Measures

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



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: 1027-B-LI
Activity Title: City of Albany NSP-LI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

B

Projected Start Date:

02/01/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

01/01/2011

Completed Activity Actual End Date:

Responsible Organization:

City of Albany

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$4,916,584.36
Total Budget	\$0.00	\$4,916,584.36
Total Obligated	\$0.00	\$4,692,130.00
Total Funds Drawdown	\$208,532.06	\$2,496,994.99
Program Funds Drawdown	\$208,532.06	\$2,408,994.99
Program Income Drawdown	\$0.00	\$88,000.00
Program Income Received	\$0.00	\$88,000.00
Total Funds Expended	\$208,532.06	\$2,259,147.39
Albany Community Development Agency	\$208,532.06	\$2,259,147.39
Match Contributed	\$5,153.00	\$70,015.22

Activity Description:

Acquisition/Rehabilitation: The City of Albany's Community Development Agency ("ACDA") will utilize \$4,540,340 in NSP Low-Income Set-aside funds to initiate an Acquisition/ Rehabilitation rental project, consisting of 17 abandoned and foreclosed properties containing 33 units within the Arbor Hill section of Albany. The units will be strictly targeted to households at or below 50% of the Albany County Area Median Income ("AMI"). ACDA is partnering with the Albany Housing Authority ("AHA"), which will assume ownership, oversee renovation, and manage the rental units once the units are occupied for a 15-year period to insure continued affordability. ACDA will also utilize \$151,790 in NSP Low Income Set-Aside funds to implement an Acquisition/Rehabilitation homeownership project for the purchase and rehabilitation of a foreclosed property and provide down payment assistance to the homebuyer.

Location Description:

The proposed units in the project are located on Clinton Avenue and Lark Street in the Arbor Hills neighborhood in the City of Albany. One is a row house located on Ten Broeck. The project areas are within the zip codes of 12202, 12204, 12205, 12209 and 12210.

Activity Progress Narrative:

Albany Community Development Agency's program partner, the Albany Housing Authority, continues to make progress in its rehabilitation activities in the Arbor Hill section, focusing construction work on nine of the seventeen properties acquired on Clinton Avenue and Ten Broeck Street. Due to increased costs which were not originally anticipated, funds budgeted for the sub-grantee's other two activities, 1027-B-MMI and 1027-D have been re-obligated and shifted to this activity, and will be revised in the Action Plan immediately following the submission of this Quarterly Performance Report. The sub-grantee's revised Projected End date for its activity is 1/1/2012. Revision of the Projected End Date in the Action Plan will immediately follow submission of this Quarterly Performance Report.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/34
# of Singlefamily Units	0	1/34

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/34	0/0	1/34	100.00
# Owner Households	0	0	0	1/1	0/0	1/1	100.00

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: 1027-D

Activity Title: City of Albany NSP-D

Activity Category:

Clearance and Demolition

Project Number:

D

Projected Start Date:

02/01/2010

Benefit Type:

Area ()

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Demolition

Projected End Date:

01/01/2011

Completed Activity Actual End Date:

Responsible Organization:

City of Albany

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$8,190.64
Total Budget	\$0.00	\$8,190.64
Total Obligated	\$0.00	\$106,795.00
Total Funds Drawdown	\$0.00	\$8,190.64
Program Funds Drawdown	\$0.00	\$8,190.64
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$8,190.64
Albany Community Development Agency	\$0.00	\$8,190.64
Match Contributed	\$0.00	\$0.00

Activity Description:

Demolition: The City of Albany's Community Development Agency ("ACDA") will utilize \$106,795 in NSP funds to initiate a demolition project, consisting of 3 properties within the same Arbor Hill section of Albany. The properties were deemed to be blighted and a risk to health and safety.

Location Description:

The proposed units in the project are located on Clinton Avenue and Lark Street in the Arbor Hills neighborhood in the City of Albany. The project areas are within the zip codes of 12202, 12204, 12205, 12209 and 12210.

Activity Progress Narrative:

Albany Community Development Agency's program partner, the Albany Housing Authority is no longer moving forward with its demolition activity. Funds budgeted for this activity have been re-obligated and shifted to its Acquisition/Rehabilitation Low Income activity, due to increased costs associated with activity 1027-B-LI, which were not originally anticipated. This activity will be eliminated from the Action Plan immediately following submission of this Quarterly Performance Report.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/3



	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	0/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/0	0/0	0

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: 1028-B-LI
Activity Title: Monroe County NSP-B-LI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

B

Projected Start Date:

11/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

12/31/2012

Completed Activity Actual End Date:

Responsible Organization:

City of Rochester

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,207,000.00
Total Budget	\$0.00	\$1,207,000.00
Total Obligated	\$0.00	\$1,207,000.00
Total Funds Drawdown	\$0.00	\$271,084.96
Program Funds Drawdown	\$0.00	\$271,084.96
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$271,084.96
City of Rochester	\$0.00	\$271,084.96
Match Contributed	\$0.00	\$1,065,623.66

Activity Description:

Acquisition/Rehabilitation: The City of Rochester ("City") was awarded funds for two separate programs: The City was awarded \$900,000 in Low-Income Set Aside NSP funds to be utilized to initiate a Type B Acquisition and Rehabilitation Project for seven two-family affordable rental units. These properties will be sold to for-profit and not-for-profit entities, which will rehabilitate and rent the properties to low-income households.

The City was also awarded \$307,000 in NSP funds to be used to leverage \$14,000,000 in construction financing from private lenders. This use of the NSP financing subsidy will enable the City to expand existing homeownership opportunities to households with incomes below 50% of the Monroe County Area Median Income ("AMI") to purchase nine single family properties.

Location Description:

The proposed project areas are in scattered locations within Monroe County in the City of Rochester, >within the zip codes of 14613, 14615, 14621, 14605, 14609, 14607, 14620, 14608, 14619, 14611 >and 14606.

Activity Progress Narrative:

During the quarter under review, the City of Rochester's program partners sold 2 single family properties to eligible homebuyers with household incomes below 50% AMI. Rehabilitation was under way on seven 2-family rental properties, which after completion will be rented to low income tenants. Revision of the Cumulative Expected Total units of the Beneficiaries Performance Measures in the Action Plan will immediately follow submission of this Quarterly Performance Report.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/0
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	12/23
# of Singlefamily Units	2	12/23

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	2	0	2	12/23	0/0	12/23	100.00
# Owner Households	2	0	2	12/9	0/0	12/9	100.00
# Renter Households	0	0	0	0/14	0/0	0/14	0

Activity Locations

Address	City	County	State	Zip	Status / Accept
104 Alameda Street	Rochester	NA	NA	14613	Not Validated / N
726 Glide Street	Rochester	NA	NA	14606	Not Validated / N

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: 1028-B-MMI

Activity Title: Monroe County NSP-B-MMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

B

Project Title:

Acquisition and Rehabilitation

Projected Start Date:

07/01/2010

Projected End Date:

12/31/2012

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Rochester

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$2,355,505.78
Total Budget	\$0.00	\$2,355,505.78
Total Obligated	\$0.00	\$2,355,505.78
Total Funds Drawdown	\$15,006.57	\$2,123,752.08
Program Funds Drawdown	\$15,006.57	\$2,123,752.08
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$15,006.57	\$2,123,752.08
City of Rochester	\$15,006.57	\$2,123,752.08
Match Contributed	\$0.00	\$2,940,253.80

Activity Description:

Acquisition/Rehabilitation: The City of Rochester ("City") was awarded funds for two separate programs: The City was awarded \$436,249.78 in NSP funds to be used to leverage \$14,000,000 in construction financing from private lenders. This use of the NSP financing subsidy will enable the City to expand existing homeownership opportunities to households with incomes between 80% and 120% of the Monroe County Area Median Income ("AMI") to purchase 15 single family properties. The City was awarded \$1,919,256 in NSP funds to be used to leverage \$15,000,000 in construction financing from private lenders. This use of the NSP funds will enable the City to expand existing homeownership opportunities to households with incomes between 80% and 120% of the Monroe County Area Median Income ("AMI") to purchase 18 single family properties. With proceeds from these home sales, the County expects to recycle any Program Income to purchase and renovate additional homes.

Location Description:

The proposed project areas are in scattered locations within Monroe County in the City of Rochester, within the zip codes of 14613, 14615, 14621, 14605, 14609, 14607, 14620, 14608, 14619, 14611 and 14606.

Activity Progress Narrative:

During the quarter under review, the City of Rochester's program partners sold 4 single family properties to eligible homebuyers.

Accomplishments Performance Measures

**This Report Period
Total**

**Cumulative Actual Total / Expected
Total**



of Properties 0 0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	4	19/33
# of Singlefamily Units	4	19/33

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	4	4	0/0	19/33	19/33	100.00
# Owner Households	0	4	4	0/0	19/33	19/33	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
812 Flower City Park	Rochester	NA	NA	14615	Not Validated / N
438 Electric Avenue	Rochester	NA	NA	14613	Not Validated / N
20 Rising Place	Rochester	NA	NA	14607	Not Validated / N
95 Clay Avenue	Rochester	NA	NA	14613	Not Validated / N

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: 1028-D

Activity Title: Monroe County NSP-D

Activity Category:

Clearance and Demolition

Project Number:

D

Projected Start Date:

11/01/2009

Benefit Type:

Area ()

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Demolition

Projected End Date:

11/01/2011

Completed Activity Actual End Date:

Responsible Organization:

City of Rochester

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$395,690.00
Total Budget	\$0.00	\$395,690.00
Total Obligated	\$0.00	\$395,690.00
Total Funds Drawdown	\$0.00	\$364,392.28
Program Funds Drawdown	\$0.00	\$364,392.28
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$308,161.07
City of Rochester	\$0.00	\$308,161.07
Match Contributed	\$0.00	\$0.00

Activity Description:

Demolition: The City of Rochester ("City") was awarded \$395,690 of NSP funds to be used to implement a Type D Demolition to expand the City's existing demolition program. The NSP funds will be applied directly to the City's strategic removal of 50 properties from its growing inventory of blighted structures, block by block.

Location Description:

The proposed project areas are in scattered locations within Monroe County in the City of Rochester, within the zip codes of 14605, 14606, 14608, 14609, 14613 and 14619.

Activity Progress Narrative:

The City of Rochester identified 50 blighted properties which will be demolished. As of the quarter under review, NSP funds have been used to fund the demolition of 45 of these blighted properties.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	45/50



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:	1028-E-LI
Activity Title:	Monroe County NSP-E-LI

Activity Category:

Construction of new housing

Project Number:

E

Projected Start Date:

07/01/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

12/31/2012

Completed Activity Actual End Date:

Responsible Organization:

City of Rochester

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$108,000.00
Total Budget	\$0.00	\$108,000.00
Total Obligated	\$0.00	\$108,000.00
Total Funds Drawdown	\$15,000.00	\$70,243.27
Program Funds Drawdown	\$15,000.00	\$70,243.27
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$15,000.00	\$70,243.27
City of Rochester	\$15,000.00	\$70,243.27
Match Contributed	\$0.00	\$488,066.09

Activity Description:

Redevelopment: The City of Rochester was awarded \$108,000 in NSP funds to be used to leverage \$14,000,000 in construction financing from private lenders. This use of the NSP financing subsidy will enable the City to expand existing homeownership opportunities to households with incomes below 50% of the Monroe County Area Median Income ("AMI") to purchase four single family properties.

Location Description:

The proposed project areas are in scattered locations within Monroe County in the City of Rochester, within the zip codes of 14613, 14615, 14621, 14605, 14609, 14607, 14620, 14608, 14619, 14611 and 14606.

Activity Progress Narrative:

The City of Rochester provided NSP funds as a homebuyer subsidy for a homebuyer whose income was below 50% AMI, for the purchase of a single family property in this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/4
# of Singlefamily Units	0	2/4



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	2/4	0/0	2/4	100.00
# Owner Households	0	0	0	2/4	0/0	2/4	100.00

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: 1028-E-MMI

Activity Title: Monroe County NSP-E-MMI

Activity Category:

Construction of new housing

Project Number:

E

Projected Start Date:

07/01/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

12/31/2012

Completed Activity Actual End Date:

Responsible Organization:

City of Rochester

Overall

	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$191,075.69
Total Budget	\$0.00	\$191,075.69
Total Obligated	\$0.00	\$191,075.69
Total Funds Drawdown	\$71,075.69	\$185,975.67
Program Funds Drawdown	\$71,075.69	\$185,975.67
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$71,075.69	\$185,975.67
City of Rochester	\$71,075.69	\$185,975.67
Match Contributed	\$0.00	\$699,974.72

Activity Description:

Redevelopment: The City of Rochester was awarded \$191,075.69 in NSP funds to be used to leverage \$14,000,000 in construction financing from private lenders. This use of the NSP financing subsidy will enable the City to expand existing homeownership opportunities to households with incomes between 80% and 120% of the Monroe County Area Median Income ("AMI") to purchase five single family properties.

Location Description:

The proposed project areas are in scattered locations within Monroe County in the City of Rochester, within the zip codes of 14613, 14615, 14621, 14605, 14609, 14607, 14620, 14608, 14619, 14611 and 14606.

Activity Progress Narrative:

During the quarter under review, the City of Rochester provided NSP funds to be used as homebuyer subsidies for 3 single family homes to eligible homebuyers.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/5
# of Singlefamily Units	0	1/5



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	1/5	1/5	100.00
# Owner Households	0	0	0	0/0	1/5	1/5	100.00

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: 1029-D
Activity Title: Orleans NSP

Activity Category:
 Clearance and Demolition

Activity Status:
 Under Way

Project Number:
 D

Project Title:
 Demolition

Projected Start Date:
 01/05/2010

Projected End Date:
 10/15/2010

Benefit Type:
 Area ()

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 Rural Housing Opportunities Corporation

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$42,735.00
Total Budget	\$0.00	\$42,735.00
Total Obligated	\$0.00	\$42,735.00
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
Rural Housing Opportunities Corporation	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Demolition: Rural Housing Opportunities Corporation ("RHOC") will utilize \$42,735 in NSP funds to initiate a Type D Demolition program ("Project") consisting of two vacant properties in the Villages of Albion and Medina, Orleans County.

Location Description:

The proposed project areas are located in the Villages of Albion and Medina in Orleans County, in Census Tracts 404, 405, and 407, within the zip codes of 14111 and 14103.

Activity Progress Narrative:

As of the quarter under review, Rural Housing Opportunities Corporation was no longer conducting its proposed demolition activity. The State was awaiting the sub-grantee's decision on re-obligating its awarded NSP funds to another project. Revision of the Projected End Date in the Action Plan will immediately follow submission of this Quarterly Performance Report.

Accomplishments Performance Measures

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



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0

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: 1029-E-LI
Activity Title: Orleans NSP

Activity Category:

Construction of new housing

Project Number:

E

Projected Start Date:

09/30/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

09/30/2011

Completed Activity Actual End Date:

Responsible Organization:

Rural Housing Opportunities Corporation

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$29,429.00
Total Budget	\$0.00	\$29,429.00
Total Obligated	\$0.00	\$29,429.00
Total Funds Drawdown	\$0.00	\$29,428.75
Program Funds Drawdown	\$0.00	\$29,428.75
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$29,428.75
Rural Housing Opportunities Corporation	\$0.00	\$29,428.75
Match Contributed	\$0.00	\$54,736.25

Activity Description:

Rehabilitation: Rural Housing Opportunities Corporation ("RHOC") will utilize \$29,429 in NSP funds to initiate a Type E Redevelopment program ("Project") for one property in Orleans County.

Location Description:

The proposed project areas are located in the Villages of Albion and Medina in Orleans County, in Census Tracts 404, 405, and 407, within the zip codes of 14111 and 14103.

Activity Progress Narrative:

Funds have been disbursed to reimburse Rural Housing Opportunities Corp. for rehabilitation work completed on a single family property during the 2nd quarter of 2010. All obligated NSP grant fund for this activity have been drawn and expended. The Activity Status will be updated in the Action Plan immediately following the submission of this Quarterly Performance Report

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/1
# of Singlefamily Units	0	1/1



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/1	0/0	1/1	100.00
# Owner Households	0	0	0	1/1	0/0	1/1	100.00

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: 1030-B

Activity Title: City of Buffalo NSP-B

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

B

Project Title:

Acquisition and Rehabilitation

Projected Start Date:

03/01/2010

Projected End Date:

11/01/2011

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Buffalo

Overall

	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$998,700.00
Total Budget	\$0.00	\$998,700.00
Total Obligated	\$0.00	\$998,700.00
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
City of Buffalo Urban Renewal Agency	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition/Rehabilitation: The City of Buffalo will utilize \$998,700 in NSP Program Funds to implement an NSP Type B Project. The Project envisions the rehab and sale of approximately eight housing units to eligible households.

Location Description:

The project areas are located in the City of Buffalo, within the zip codes of 14208 and 14209.

Activity Progress Narrative:

During the previous quarter, the City continued its pre-development activities, including completion of environmental tests, architectural drawings, and contractor bidding for the first group of homes. Revision of the Projected End Date in the Action Plan will immediately follow submission of the Quarterly Performance Report.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/8



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/8	0/8	0

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: 1030-D

Activity Title: City of Buffalo NSP-D

Activity Category:

Clearance and Demolition

Project Number:

D

Projected Start Date:

03/01/2010

Benefit Type:

Area ()

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Demolition

Projected End Date:

11/01/2011

Completed Activity Actual End Date:

Responsible Organization:

City of Buffalo

Overall

	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$590,496.00
Total Budget	\$0.00	\$590,496.00
Total Obligated	\$0.00	\$590,496.00
Total Funds Drawdown	\$227,980.00	\$459,081.00
Program Funds Drawdown	\$227,980.00	\$459,081.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$227,980.00	\$459,081.00
City of Buffalo Urban Renewal Agency	\$227,980.00	\$459,081.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Demolition: The City of Buffalo will utilize \$590,496 in NSP Program Funds to implement an NSP Type D Demolition Project. The Grantee proposes to use the NSP Funds to demolish 40 structures in targeted areas.

Location Description:

The project areas are located in the City of Buffalo, within the zip codes of 14208 and 14209.

Activity Progress Narrative:

As of the quarter under review, the City of Buffalo has completed the demolition of 40 blighted properties. Reimbursement of the demolition costs for 13 of these properties has been made using NSP funds in this quarter. The sub-grantee will request reimbursement of demolition costs for the remaining 8 properties in the following quarter. The Activity Status will be updated in the Action Plan immediately following the submission of this Quarterly Performance Report.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	40/40



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: 1031-B

Activity Title: City of Poughkeepsie NSP

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

B

Project Title:

Acquisition and Rehabilitation

Projected Start Date:

11/01/2009

Projected End Date:

05/01/2011

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Hudson River Housing, Inc.

Overall

	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$2,147,246.00
Total Budget	\$0.00	\$2,147,246.00
Total Obligated	\$0.00	\$2,147,246.00
Total Funds Drawdown	\$0.00	\$996,041.01
Program Funds Drawdown	\$0.00	\$996,041.01
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$996,041.01
Hudson River Housing, Inc.	\$0.00	\$996,041.01
Match Contributed	\$14,924.89	\$46,182.89

Activity Description:

Acquisition/Rehabilitation: Hudson River Housing, Inc. ("HRH") was awarded a total of \$2,147,246 in NSP funds. HRH will target high-foreclosure areas of Poughkeepsie and will acquire and rehabilitate 10 one- to four-family foreclosed properties, totaling 17 units, to provide owner, owner/rental, and rental housing to households with incomes between 50% - 120% of the Dutchess County AMI.

Location Description:

The proposed project areas are located in Dutchess County in the City of Poughkeepsie, in the neighborhoods of Main Street Corridor and Northside, in Census Tracts 2201-2207 and 2209, within the zip code of 12601.

Activity Progress Narrative:

During the quarter under review, Hudson River Housing (HRH) continued to make progress with its rehabilitation of 4 properties. The sub-grantee's revised Projected End date for its activity is 12/30/2012. Revision of the Projected End Date in the Action Plan will immediately follow submission of this Quarterly Performance Report.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/17



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: 1035-D

Activity Title: Syracuse NSP-D

Activity Category:

Clearance and Demolition

Project Number:

D

Projected Start Date:

11/01/2009

Benefit Type:

Area ()

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Demolition

Projected End Date:

12/31/2010

Completed Activity Actual End Date:

Responsible Organization:

Home Headquarters, Inc.

Overall

	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$95,390.00
Total Budget	\$0.00	\$95,390.00
Total Obligated	\$0.00	\$82,109.00
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
Home Headquarters, Inc.	\$0.00	\$0.00
Match Contributed	\$0.00	\$166,495.00

Activity Description:

Demolition: Home HeadQuarters ("HHQ") of Syracuse will utilize \$82,109 in NSP funds for the demolition of three blighted single-family buildings and one blighted 2-family building, as part of the Syracuse Neighborhood Stabilization Program.

Location Description:

The proposed project targets scattered sites located in the City of Syracuse in Census Tracts 2, 3, 4, 5, 6, 8, 13, 14, 15, 20, 21, 22, 23, 29, 30, 38, 40, 42, 51, 52, 53, 54, 57, 58, 59, 60, 61.01 and 36.01, within the zip codes of 13203, 13204, 13205, 13207, 13208, 13210 and 13224.

Activity Progress Narrative:

Home HeadQuarters has completed its demolition activities and will be submitting draw requests for the same in the 4th quarter of this year. The sub-grantee's revised Projected End date for its activity is 2/1/2012. Revision of the Projected End Date in the Action Plan will immediately follow submission of this Quarterly Performance Report.

Accomplishments Performance Measures

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



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
515 Hickory Street	Syracuse	NA	NA	13203	Not Validated / N
605 Hickory Street	Syracsue	NA	NA	13203	Not Validated / N
513 Hickory Street	Syracuse	NA	NA	13203	Not Validated / N
517 Marcellus Street	Syracuse	NA	NA	13204	Not Validated / N

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:	1035-E
Activity Title:	Syracuse NSP-E

Activity Category:

Construction of new housing

Project Number:

E

Projected Start Date:

11/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

03/20/2013

Completed Activity Actual End Date:

Responsible Organization:

Home Headquarters, Inc.

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,038,663.00
Total Budget	\$0.00	\$1,038,663.00
Total Obligated	\$0.00	\$1,051,944.00
Total Funds Drawdown	\$0.00	\$457,846.17
Program Funds Drawdown	\$0.00	\$457,846.17
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$457,846.17
Home Headquarters, Inc.	\$0.00	\$457,846.17
Match Contributed	\$772,193.00	\$4,004,546.00

Activity Description:

Redevelopment: Home HeadQuarters ("HHQ") of Syracuse will utilize \$1,051,944 in NSP funds in connection with the redevelopment of vacant properties in the Near Westside and Prospect Hill neighborhoods in the City of Syracuse. The program targets households with incomes between 80% and 120% of the AMI. NSP funds are being provided at the permanent financing stage as homebuyer assistance for 4 units, and as construction financing during the construction phase for 4 properties with a portion planned to remain in as permanent homebuyer subsidy. Program income generated will be used to provide homebuyer assistance for additional vacant properties in the target areas.

Location Description:

The proposed project targets scattered sites located in the City of Syracuse in Census Tracts 2, 3, 4, 5, 6, 8, 13, 14, 15, 20, 21, 22, 23, 29, 30, 38, 40, 42, 51, 52, 53, 54, 57, 58, 59, 60, 61.01 and 36.01, within the zip codes of 13203, 13204, 13205, 13207, 13208, 13210 and 13224.

Activity Progress Narrative:

During the quarter under review, Home HeadQuarters (HHQ) sold a redeveloped single family home. It completed the rehabilitation of 2 properties, and had buyers pending for the sale of both. New construction continued on two additional properties, and substantial rehab of a third property.

Accomplishments Performance Measures

**This Report Period
Total**

**Cumulative Actual Total / Expected
Total**



# of Housing Units	1	4/8
# of Singlefamily Units	1	4/8

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	1	0/0	4/8	4/8	100.00
# Owner Households	0	1	1	0/0	4/8	4/8	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
717 North McBride Street	Syracuse	NA	NA	13203	Not Validated / N

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:	1037-Admin
Activity Title:	Orange County NS Initiative-Admin

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

ADMIN

Project Title:

Administration

Projected Start Date:

11/01/2009

Projected End Date:

11/01/2011

Benefit Type:

()

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Housing Partnership Development Corp.

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$63,400.00
Total Budget	\$0.00	\$63,400.00
Total Obligated	\$0.00	\$63,400.00
Total Funds Drawdown	\$0.00	\$63,400.00
Program Funds Drawdown	\$0.00	\$63,400.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$63,400.00
Housing Partnership Development Corp.	\$0.00	\$63,400.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The Housing Partnership Development Corporation ("HPDC") was awarded \$63,400 in Administrative funds to coordinate several area nonprofit organizations to acquire, rehabilitate and resell the homes to income eligible home buyers. HPDC is working as a designee for Orange County and is partnering with the following County-based nonprofit organizations: Habitat for Humanity, Recap, Inc., and Newburgh Community Improvement Corporation, to execute the Project.

Location Description:

The proposed NSP program will be administered on sites concentrated in areas of greatest need in Port Jervis, Middleton and Newburgh in Orange County, focusing on low and moderate income neighborhoods most deeply impacted by the increasing number of foreclosed and delinquent properties in Census Tracts 3, 4, 5, 6, 12, 16, 21, 22, 101 and 105 within the zip codes of 10940, 12550 and 12771.

Activity Progress Narrative:

HFA's sub-allocation of its Administrative Set-Aside for the sub-grantee is fully obligated. All obligated NSP grant funds for this activity have been drawn and expended.

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: 1037-B-LI

Activity Title: Orange County NS Initiative-B-LI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

B

Projected Start Date:

09/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

05/01/2012

Completed Activity Actual End Date:

Responsible Organization:

Housing Partnership Development Corp.

Overall

	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$310,735.75
Total Budget	\$0.00	\$310,735.75
Total Obligated	\$0.00	\$310,735.75
Total Funds Drawdown	\$0.00	\$71,356.51
Program Funds Drawdown	\$0.00	\$71,356.51
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$133,758.73
Housing Partnership Development Corp.	\$0.00	\$133,758.73
Match Contributed	\$39,019.00	\$189,827.78

Activity Description:

Acquisition/Rehabilitation: Orange County Neighborhood Stabilization Initiative ("Project") is the proposed acquisition and rehabilitation of two single family properties in high-risk foreclosure areas in Orange County. The Housing Partnership Development Corporation ("HPDC") will utilize \$310,735.75 in Low Income Set-Aside funds to acquire, rehabilitate and resell the homes to income eligible home buyers at or below 50% of the Adjusted Median Income ("AMI") for Orange County.

Location Description:

The proposed NSP program will be administered on sites concentrated in areas of greatest need in Port Jervis, Middleton and Newburgh in Orange County, focusing on low and moderate income neighborhoods most deeply impacted by the increasing number of foreclosed and delinquent properties in Census Tracts 3, 4, 5, 6, 12, 16, 21, 22, 101 and 105 within the zip codes of 10940, 12550 and 12771.

Activity Progress Narrative:

During the quarter under review, the Housing Partnership Development Corporation continued to make progress administering its rehabilitation activities for 2 of its single family properties in its NSP program.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.



Beneficiaries Performance Measures

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

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: 1037-B-MMI

Activity Title: Orange County NS Initiative-B-MMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

B

Projected Start Date:

09/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

05/01/2012

Completed Activity Actual End Date:

Responsible Organization:

Housing Partnership Development Corp.

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$584,295.00
Total Budget	\$0.00	\$584,295.00
Total Obligated	\$0.00	\$584,295.00
Total Funds Drawdown	\$43,243.80	\$362,579.25
Program Funds Drawdown	\$43,243.80	\$331,333.42
Program Income Drawdown	\$0.00	\$31,245.83
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$43,243.80	\$331,333.42
Housing Partnership Development Corp.	\$43,243.80	\$331,333.42
Match Contributed	\$2,000.00	\$171,013.28

Activity Description:

Acquisition/Rehabilitation: Orange County Neighborhood Stabilization Initiative ("Project") is the proposed acquisition and rehabilitation of three houses totaling five units in high-risk foreclosure areas in Orange County. The Housing Partnership Development Corporation ("HPDC") will utilize \$584,295 in Project funds to acquire, rehabilitate and resell the homes to income eligible home buyers. The homes will be targeted to households earning at or below 120% AMI for Orange County.

Location Description:

The proposed NSP program will be administered on sites concentrated in areas of greatest need in Port Jervis, Middleton and Newburgh in Orange County, focusing on low and moderate income neighborhoods most deeply impacted by the increasing number of foreclosed and delinquent properties in Census Tracts 3, 4, 5, 6, 12, 16, 21, 22, 101 and 105 within the zip codes of 10940, 12550 and 12771.

Activity Progress Narrative:

During the quarter under review, the Housing Partnership Development Corporation administered the sale of a single family property, and was continuing rehabilitation of 2 properties in its NSP program.

The \$31,245.83 in program income that was reported in the second quarter of 2011 was classified incorrectly, and was in fact project revenue received by the developer.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	1/5
# of Singlefamily Units	1	1/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	1	0/0	1/5	1/5	100.00
# Owner Households	0	1	1	0/0	1/2	1/2	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
14 Mayer Drive	Middletown	NA	NA	10940	Not Validated / N

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:	1037-E-LI
Activity Title:	Orange County NS Initiative-E-LI

Activity Category:

Construction of new housing

Project Number:

E

Projected Start Date:

09/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

05/01/2012

Completed Activity Actual End Date:

Responsible Organization:

Housing Partnership Development Corp.

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$230,131.00
Total Budget	\$0.00	\$230,131.00
Total Obligated	\$0.00	\$230,131.00
Total Funds Drawdown	\$0.00	\$62,402.22
Program Funds Drawdown	\$0.00	\$62,402.22
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Housing Partnership Development Corp.	\$0.00	\$0.00
Match Contributed	\$2,865.00	\$96,493.70

Activity Description:

Redevelopment: Orange County Neighborhood Stabilization Initiative ("Project") is the proposed acquisition and rehabilitation of a single family property in a high-risk foreclosure area in Orange County. The Housing Partnership Development Corporation ("HPDC") will utilize \$230,131 in Low Income Set-Aside funds to acquire, rehabilitate and resell the home to an income eligible home buyer at or below 50% of the Adjusted Median Income ("AMI") for Orange County.

Location Description:

The proposed NSP program will be administered on sites concentrated in areas of greatest need in Port Jervis, Middleton and Newburgh in Orange County, focusing on low and moderate income neighborhoods most deeply impacted by the increasing number of foreclosed and delinquent properties in Census Tracts 3, 4, 5, 6, 12, 16, 21, 22, 101 and 105 within the zip codes of 10940, 12550 and 12771.

Activity Progress Narrative:

During the quarter under review, the Housing Partnership Development Corporation administered the new construction of a single family home, to be targeted for sale to a low income household when completed.

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: 1037-E-MMI

Activity Title: Orange County NS Initiative-E-MMI

Activity Category:

Construction of new housing

Project Number:

E

Projected Start Date:

08/15/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

05/01/2012

Completed Activity Actual End Date:

Responsible Organization:

Housing Partnership Development Corp.

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$181,724.25
Total Budget	\$0.00	\$181,724.25
Total Obligated	\$0.00	\$181,724.25
Total Funds Drawdown	\$0.00	\$51,245.83
Program Funds Drawdown	\$0.00	\$51,245.83
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$31,245.83
Total Funds Expended	\$0.00	\$51,245.83
Housing Partnership Development Corp.	\$0.00	\$51,245.83
Match Contributed	\$0.00	\$0.00

Activity Description:

Redevelopment: Orange County Neighborhood Stabilization Initiative ("Project") is the proposed redevelopment of two housing units in high-risk foreclosure areas in Orange County. The Housing Partnership Development Corporation ("HPDC") will utilize \$181,724.25 in Project funds to redevelop the homes to income eligible home buyers. The homes will be targeted to households earning at or below 120% AMI for Orange County.

Location Description:

The proposed NSP program will be administered on sites concentrated in areas of greatest need in Port Jervis, Middleton and Newburgh in Orange County, focusing on low and moderate income neighborhoods most deeply impacted by the increasing number of foreclosed and delinquent properties in Census Tracts 3, 4, 5, 6, 12, 16, 21, 22, 101 and 105 within the zip codes of 10940, 12550 and 12771.

Activity Progress Narrative:

During the quarter under review, the Housing Partnership Development Corporation continued to make progress administering its redevelopment activities, and will be submitting disbursement requests for the same in the 4th quarter of this year.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/2



of Singlefamily Units

0

1/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	1/2	1/2	100.00
# Owner Households	0	0	0	0/0	1/2	1/2	100.00

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: 1038-E

Activity Title: NHS CDC Storeworks Project

Activity Category:

Construction of new housing

Project Number:

E

Projected Start Date:

08/31/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

08/31/2011

Completed Activity Actual End Date:

Responsible Organization:

NHS Community Development Corp.

Overall

	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,400,000.00
Total Budget	\$0.00	\$1,400,000.00
Total Obligated	\$0.00	\$1,400,000.00
Total Funds Drawdown	\$0.00	\$1,095,000.00
Program Funds Drawdown	\$0.00	\$1,095,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,095,000.00
NHS Community Development Corp.	\$0.00	\$1,095,000.00
Match Contributed	\$0.00	\$3,413,330.00

Activity Description:

Redevelopment: Neighborhood Housing Services Community Development Corporation of New York City ("NHS"), through a contract with New York State, is acting as an administrator of \$1,095,000 in NSP funds which the State is providing directly to five income-qualifying homebuyers at or below 120% of AMI. The NSP funds will help subsidize their purchase of vacant properties which were previously acquired and renovated by NHS. As administrator, NHS is identifying and prequalifying the homebuyers, and its parent, NHS of New York City, is providing homebuyer counseling. NHS will also enforce affordability through the long-term affordability period. The five properties contain a total of 8 residential units, and those not occupied by the purchasers will be leased to households with incomes at or below 120% of AMI. Through the State's administrative agreement with NHS, the State is also providing \$305,000 in permanent acquisition financing to a nonprofit purchaser of an 8-unit vacant property, currently owned by NHS. The purchaser, an experienced developer/owner and manager of affordable rental units in the Bronx, will lease the 8 units to income-certified tenants at or below 120% of AMI. NHS will act as the State's administrative agent to enforce affordability through the long-term affordability period.

Location Description:

The proposed project areas are located in East Brooklyn, Southeast Queens and Bronx in the City of New York in Census Tracts 1126, 1156, 1166, 1196, 303, 363, 398, 288, 265, 1122, 67 and 383, within the zip codes of 11221, 11233, 11207, 11208, 11412, 11216, 10451, 11433, 11434 and 11436.

Activity Progress Narrative:

In the quarter under review, the nonprofit purchaser of a fully renovated eight-unit mixed-use property made further progress in executing a purchase contract and finalizing its financing. The bank's permanent mortgage commitment is anticipated in the beginning of October, with a closing on the purchase to follow shortly after. The sub-grantee's revised Projected End date for its activity is 12/30/2012. Revision of the Projected End Date in the Action Plan will immediately follow submission of this



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	2		7/16	
# of Multifamily Units	0		0/8	
# of Singlefamily Units	2		7/8	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	2	2	0/0	7/16	7/16	100.00
# Owner Households	0	0	0	0/0	5/5	5/5	100.00
# Renter Households	0	2	2	0/0	2/11	2/11	100.00

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: 1039-D

Activity Title: Neighborhood Revitalization Program

Activity Category:

Clearance and Demolition

Project Number:

D

Projected Start Date:

07/14/2009

Benefit Type:

Area ()

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Demolition

Projected End Date:

03/31/2010

Completed Activity Actual End Date:

Responsible Organization:

City of Binghamton

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$172,726.00
Total Budget	\$0.00	\$172,726.00
Total Obligated	\$0.00	\$172,726.00
Total Funds Drawdown	\$0.00	\$172,726.00
Program Funds Drawdown	\$0.00	\$172,726.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$172,726.00
City of Binghamton	\$0.00	\$172,726.00
Match Contributed	\$0.00	\$20,000.00

Activity Description:

Demolition: The City of Binghamton will utilize \$172,726 in NSP funds to implement a Type D Demolition Project on four blighted and derelict sites. The selection of sites for demolition corresponds with the City's current redevelopment strategy. The four project sites are condemned mixed-use structures along an otherwise thriving commercial corridor, owned by the County through a tax foreclosure.

Location Description:

The proposed sites targeted for demolition are located in the neighborhood of First Ward in the City of Binghamton, in Census tracts 2 and 17 within the zip code 13905.

Activity Progress Narrative:

All obligated NSP grant funds for this activity have been drawn and expended. The Activity Status will be updated in the Action Plan immediately following the submission of this Quarterly Performance Report.

Accomplishments Performance Measures

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



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: 1039-E-MMI

Activity Title: Neighborhood Revitalization Program

Activity Category:

Construction of new housing

Project Number:

E

Projected Start Date:

10/15/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

09/30/2010

Completed Activity Actual End Date:

Responsible Organization:

City of Binghamton

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$258,500.00
Total Budget	\$0.00	\$258,500.00
Total Obligated	\$0.00	\$258,500.00
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
City of Binghamton	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Redevelopment: The City of Binghamton will utilize \$258,500 in NSP funds for a Type E Redevelopment, in which it is partnering with First Action Ward Council, an experienced nonprofit housing developer, to renovate a vacant property for resale to a qualified homebuyer. The City is providing other subsidies to complete the financing of this project.

Location Description:

The property is located at 3 Pine Street, which is in Census Tract 11 within the zip code of 13901.

Activity Progress Narrative:

As of the quarter under review, the City of Binghamton's program partner, First Ward Action Council (FWAC), had obtained title to the single family property slated for redevelopment. An agreement with the construction company W.L. Kline Inc. was also executed in this quarter, and rehabilitation commenced. The sub-grantee's revised Projected End date for its activity is 5/30/2012. Revision of the Projected End Date in the Action Plan will immediately follow submission of this Quarterly Performance Report.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/1



Beneficiaries Performance Measures

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

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: 1040-B

Activity Title: Town of Cheektowaga NSP-B

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

B

Project Title:

Acquisition and Rehabilitation

Projected Start Date:

03/01/2010

Projected End Date:

06/01/2011

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Town of Cheektowaga

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$555,513.00
Total Budget	\$0.00	\$555,513.00
Total Obligated	\$0.00	\$555,513.00
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
Town of Cheektowaga	\$0.00	\$0.00
Match Contributed	\$0.00	\$62,069.51

Activity Description:

Acquisition/Rehabilitation: The Town of Cheektowaga will utilize \$555,513 in NSP Program Funds to implement an NSP Type B Project. The Project envisions the purchase, rehab, and sale of one single family home, and the rehab and sale of three single family homes, to eligible households.

Location Description:

The project areas are located in the Town of Cheektowaga, in Census Tracts 103 and 104 within the zip code of 14211.

Activity Progress Narrative:

The Town of Cheektowaga's program partner/developer, Belmont Shelter Corp., continues to make progress in its rehabilitation activity. In the quarter under review, all four properties were underway with construction. The sub-grantee's revised Projected End date for its activity is 6/1/2012. Revision of the Projected End Date in the Action Plan will immediately follow submission of this Quarterly Performance Report.

Accomplishments Performance Measures

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



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/6
# of Singlefamily Units	0	0/6

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/6	0/6	0
# Owner Households	0	0	0	0/0	0/4	0/4	0

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: 1040-D

Activity Title: Town of Cheektowaga NSP-D

Activity Category:

Clearance and Demolition

Project Number:

D

Projected Start Date:

04/01/2010

Benefit Type:

Area ()

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Demolition

Projected End Date:

12/31/2010

Completed Activity Actual End Date:

Responsible Organization:

Town of Cheektowaga

Overall

	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$92,731.00
Total Budget	\$0.00	\$92,731.00
Total Obligated	\$0.00	\$92,731.00
Total Funds Drawdown	\$0.00	\$24,313.00
Program Funds Drawdown	\$0.00	\$24,313.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$500.00	\$500.00
Total Funds Expended	\$0.00	\$24,313.00
Town of Cheektowaga	\$0.00	\$24,313.00
Match Contributed	\$0.00	\$33,262.10

Activity Description:

Demolition: The Town of Cheektowaga will utilize \$92,731 in NSP Program Funds to implement an NSP Type D Demolition Project. The Grantee proposes to use the NSP Funds to demolish four structures in targeted areas.

Location Description:

The project areas are located in the Town of Cheektowaga, in Census Tracts 103 and 104 within the zip code of 14211.

Activity Progress Narrative:

The Town of Cheektowaga has already completed the demolition of four properties, utilizing local funding sources. NSP Reimbursement for the remaining demolition properties has been requested by the subrecipient in this quarter, and will be disbursed by the State in the following quarter. The Activity Status will be updated in the Action Plan immediately following the submission of this Quarterly Performance Report

Accomplishments Performance Measures

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



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0

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: 1041-B-LI

Activity Title: Kennedy Plaza Apartments-B-LI

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

B

Project Title:

Acquisition and Rehabilitation

Projected Start Date:

09/01/2010

Projected End Date:

03/01/2012

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Liberty Affordable Housing

Overall

	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$2,853,860.53
Total Budget	\$0.00	\$2,853,860.53
Total Obligated	\$0.00	\$2,853,860.53
Total Funds Drawdown	\$147,230.66	\$2,853,860.00
Program Funds Drawdown	\$147,230.66	\$2,853,860.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$268,425.26	\$2,853,860.00
Liberty Affordable Housing	\$268,425.26	\$2,853,860.00
Match Contributed	\$3,592,036.92	\$11,163,124.42

Activity Description:

Acquisition/Rehabilitation: Liberty Affordable Housing's Kennedy project consists of the acquisition and rehabilitation of a 204 rental unit, 17-story tower. The property has been foreclosed upon by the Empire State Development Corporation. 102 of the rental units will be targeted to individuals at or below 50% AMI. HFA is awarding Liberty Affordable Housing at least \$2,863,860.53 in NSP funds for the development and permanent financing of this proposed project.

Location Description:

The project is located in Census Tract 203 with a HUD Foreclosure Risk Score of 10 out of a possible 10.

Activity Progress Narrative:

Liberty Affordable Housing continues rehabilitation of the foreclosed 204 rental unit tower, which is 88% complete. \$268,425.26 for rehabilitation activities was expended by the sub-grantee in this quarter, and all obligated NSP grant funds for this activity have now been drawn and expended.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/0
# ELI Households (0-30% AMI)	0	0/0



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/102
# of Multifamily Units	0	0/102

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/102	0/0	0/102	0
# Renter Households	0	0	0	0/102	0/0	0/102	0

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:	5000-NYS Admin
Activity Title:	NY State NSP Grant Admin

Activity Category:

Administration

Project Number:

ADMIN

Projected Start Date:

03/30/2009

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

03/30/2013

Completed Activity Actual End Date:

Responsible Organization:

New York State - NYHomes

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$3,969,444.00
Total Budget	\$0.00	\$3,969,444.00
Total Obligated	\$0.00	\$3,969,444.00
Total Funds Drawdown	\$0.00	\$1,600,140.00
Program Funds Drawdown	\$0.00	\$1,600,140.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,600,140.00
New York State Housing Finance Agency	\$0.00	\$1,600,140.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

No administrative funds were drawn in this quarter, as this is done on a semi-annual basis to reimburse for prior expenses. The next draw will be made in the fourth calendar quarter, covering the last six months of the State's fiscal year ending 10/31/11. Prior budgeted administrative expenses include total actual expenses and timesheets of temporarily assigned staff, paid consultant invoices and Program-related travel expenses. New York State Housing Finance Agency's office is located at 641 Lexington Avenue, New York, NY 10022. Activity and Location Descriptions for this administrative activity will be revised in the Action Plan immediately following the submission of this Quarterly Performance Report.

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: 1027-B-MMI

Activity Title: City of Albany NSP-MMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

B

Projected Start Date:

11/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

01/01/2012

Completed Activity Actual End Date:

Responsible Organization:

City of Albany

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$125,850.00
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
Albany Community Development Agency	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition/Rehabilitation: The City of Albany's Community Development Agency ("ACDA") will utilize \$125,850 in NSP Project Funds to implement an Acquisition/Rehabilitation homeownership project for the purchase and rehabilitation of a foreclosed property and provide down payment assistance to a homebuyer. The Albany Housing Partnership, a HUD Certified housing counsel agency, will provide pre- and post-purchase counseling to all homebuyers. Community Realty, a non-profit real estate firm will market the properties.

Location Description:

The proposed units in the project are located on Clinton Avenue, Lark Street and Ten Broeck in the Arbor Hills neighborhood in the City of Albany, in Census Tracts 2, 7, 8, 15, 16, 21, 22 and 23, within the zip codes of 12202, 12204, 12205, 12209 and 12210.

Activity Progress Narrative:

Albany Community Development Agency's program partner, the Albany Housing Authority is no longer moving forward with the Acquisition and Rehabilitation of a single family property for a Middle to Moderate Income household. Funds budgeted for this activity have been re-obligated and shifted to its Acquisition/Rehabilitation Low Income activity, due to increased costs associated with activity 1027-B-LI, which were not originally anticipated. This activity will be eliminated from the Action Plan immediately following submission of this Quarterly Performance Report.



Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

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

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	
