

Jul 1, 2011 thru Sep 30, 2011 Performance Report

Grant Number:
B-11-DN-36-0001

Obligation Date:

Grantee Name:
State of New York

Award Date:

Grant Amount:
\$5,000,000.00

Contract End Date:
03/04/2014

Estimated PI/RL Funds:

Reviewed By HUD:
Reviewed and Approved

Total Budget:
\$5,000,000.00

Grant Status:
Active

QPR Contact:
101982

Disasters:
Declaration Number

Summary of Distribution and Uses of NSP Funds:

In June 2011, HFA completed its RFP selection process and selected four Type B and E projects to award a total of \$4,500,000. HFA will retain \$500,000 for administrative purposes. The selected activities are detailed in the second NSP3 Substantial Amendment, which was submitted to HUD on June 30, 2011.

How Fund Use Addresses Market Conditions:

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

Ensuring Continued Affordability:

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

Definition of Blighted Structure:

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

Definition of Affordable Rents:

During Year 1, if an NSP-assisted property consists of tenants with incomes at or below 50% of AMI, rents for such property may not exceed 30% of 50% of AMI, adjusted for family size and tenant-paid utilities; or

If an NSP-assisted property consists of tenants with incomes between 50% and 80% of AMI, the rents in such property may not exceed 30% of 80% of AMI, adjusted for family size and tenant-paid utilities; or

If an NSP-assisted property consists of tenants with incomes between 80% and 120% of AMI, the rents in such property may not exceed 30% of 120% of AMI, adjusted for family size and tenant-paid utilities.

During years 2 through the end of the affordability period, rents may increase by 2% per year. HFA will consider an alternate formula for rent increases based on local market conditions.

Housing Rehabilitation/New Construction Standards:

In addition to the housing rehabilitation standards required by NSP3, all rehabilitation activities assisted under NSP3 shall address health and safety violations, correct substandard conditions and make essential improvements. Such improvements shall include but are not limited to: performing energy-related repairs or improvements including the installation of Energy Star appliances and energy efficient windows, providing for handicapped accessibility under reasonable accommodation and reasonable modification standards, the abatement of lead-based paint hazards and the repair or replacement of major housing systems in danger of failure. All rehabilitation must meet applicable local standards, codes and ordinances. Lead Based Paint standards apply to housing built prior to 1978.

Vicinity Hiring:

Before executing a grant agreement with HFA, each subrecipient will be required to submit a

plan for the hiring of employees who reside in the vicinity of this project or contract with small businesses that are owned and operated by persons residing in the vicinity of the project.

Procedures for Preferences for Affordable Rental Dev.:

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

Grantee Contact Information:

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Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	
Total Budget		
Total Obligated		
Total Funds Drawdown		
Program Funds Drawdown		
Program Income Drawdown		
Program Income Received		
Total Funds Expended		
Match Contributed		

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected):		0%
Overall Benefit Percentage (Actual):		0%
Minimum Non-Federal Match	0	0
Limit on Public Services	0	0
Limit on Admin/Planning	0	0
Limit on State Admin	0	0

Progress Toward Activity Type Targets

Activity Type	Target	Actual
	500,000	0

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	1,250,000	0

Overall Progress Narrative:

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

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

- Programs that achieve the longest possible affordability period;
- Programs that minimize displacement; and/or
- Programs that use the least amount of subsidy per unit.

In June 2011, HFA completed its initial selection process and identified four Type B and E projects to which it recommended awarding a total of \$4,500,000. HFA plans to retain \$500,000 for administrative purposes. The selected activities are detailed in the second NSP3 Substantial Amendment, which was submitted to HUD on June 30, 2011. The State received HUD's approval of the second NSP3 Substantial Amendment in August 2011, upon which it proceeded to complete its award approval process. The State expects to complete this process, make formal awards, and initiate its proposed activities in the fourth quarter of 2011.

Project Summary

Project#, Project Title

**This Report
Period**

To Date

**Program Funds
Drawdown**

**Project Funds
Budgeted**

**Program Funds
Drawdown**

There is no data to report.

Project/Activity Index:

Project #	Project Title	Grantee Activity #	Activity Title
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Activities