

Grantee: State of New Jersey

Grant: B-11-DN-34-0001

October 1, 2012 thru December 31, 2012 Performance Report



Grant Number:

B-11-DN-34-0001

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

State of New Jersey

Contract End Date:

03/07/2014

Review by HUD:

Reviewed and Approved

Grant Amount:

\$5,000,000.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

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

\$5,000,000.00

Disasters:**Declaration Number**

No Disasters Found

Narratives**Summary of Distribution and Uses of NSP Funds:**

The grantee will administer the NSP3 program (up to 10% of the NSP3 grant). The grantee will select experienced and successful, non-profit affordable housing developers to acquire, rehabilitate and sell foreclosed single-family houses to qualified low-to moderate income, first-time homebuyers (60% of the grant). The 25% of the NSP3 grant set aside for households earning 50% AMI (or less) will be applied preferably to congregate site multi-family housing. However, as a fallback, the State will target scattered single-family and rental housing to meet low-income targeting goals.

Total low-income set-aside percentage (to be no less than 25 percent): 25% Total funds set aside for low income individuals= \$1,250,000

HUD provided NSP3 Planning Data. Based on this data, Paterson (4th Ward Neighborhood) , Elizabeth (Elizabethport Neighborhood) and Pleasantville (Mid-Town Neighborhood) are the primary NSP3 target neighborhoods were selected .

NSP3 Planning Data are attached for each target neighborhood. The data obtained from the HUD Target Area mapping website (<http://www.huduser.org/nsp/nsp3.html>) correspond to the boundaries illustrated on the attached Target Neighborhood maps.

The primary areas of greatest need were established on the basis of their conformity to the following criteria:

- 1.) An NSP3 threshold (i.e., "need") score of at least 18;
- 2.) A percentage of persons less than 120% AMI of at least 88%;
- 3.) A percentage of persons less than 80% AMI of at least 70%.
- 4.) Must be a current New Jersey Department of Community Affairs NSP 1 sub-grantee in order to allow rapid deployment of funds by experienced and knowledgeable high-capacity sub-grantee who have exhibited the ability to successfully comply with NSP 1 regulations and guidance.
- 5.) Have demonstrated satisfactory performance in NSP 1 obligation of their funds per quarter as specified in their contracts. NSP 3 requires 50% of grant funds be expended within 24 months of the contract between HUD and the State; proven capacity and ability to structure their activities to meet this deadline are essential.

6) Shall not be a recipient of NSP 2 Funds.

7.) The total (overall) number of properties needed to make an impact in identified (primary) target areas can be no less than 5, however the State is requiring that 6 properties be rehabilitated or redeveloped. This number is based, in part, on what the New Jersey Department of Community Affairs considers feasible in terms of acquiring, rehabilitating, and selling homes to qualified homebuyers, which is based on DCA's past experience with NSP1.

8.) The sub-grantee must be able to demonstrate "shovel-ready" projects and have mechanisms in place to obtain foreclosed and/or abandoned properties in a short period of time. The sub-grantee must be able to obligate their entire award (up to \$1,500,000) within the first twelve months of the award. The sub-grantee also must be able to deliver HUD/NSP compliance items within the first six months of the award, and all



Summary of Distribution and Uses of NSP Funds:

ew work must be completed prior to obtaining properties.

New Jersey will be incorporating the CDBG Entitlement jurisdiction's consolidated plan needs by reference and hyperlink on the internet:

- 1.) <http://www.patersonnj.gov>
- 2.) <http://www.elizabethnj.org>
- 3.) <http://www.aclink.com>

Concerning NSP3 need scores, the three primary areas have NSP3 need scores as follows: Paterson--20 , Elizabeth--18.80 , and Pleasantville--18 (By contrast, the State of New Jersey minimum need score is 16.)

With respect to the percentages of low and moderate income persons, the data for the three primary target areas as follows:

Target Area	Percent Persons <120% AMI	Percent Persons <80% AMI
Paterson (4th ward)	96.47	83.61
Elizabeth (Elizabethport)	91.2	78.65
Pleasantville (Mid-Town)	88.53	70.49

The number of properties needed to make an impact in identified, primary target areas is tied to the feasibility of achieving the acquisition, rehabilitation, and sale to qualified homebuyers of

Summary of Distribution and Uses of NSP Funds:

20% of the REOs recorded during the past year, a HUD performance measure. The total number of foreclosure starts during the past year in the State's primary neighborhoods is 86 properties. The total estimated number of properties needed to make an impact in all of the State's primary target areas is 17 (20% of foreclosure starts [i.e., REOs]). The State of New Jersey is requiring that 18 properties be rehabilitated or redeveloped within the primary target areas.

Work within the primary neighborhoods will occur simultaneously. Paterson will be given the highest priority based on having the greatest neighborhood needs score. A Secondary neighborhood will be brought into play only if significant delays or shortages occur in any of the primary neighborhoods.

The State will allocate 90% of the total NSP3 grant, or \$ 4,500,000.00 to the acquisition, demolition, redevelopment , new construction, and rehabilitation activity required to achieve the goal of 18 properties needed to make an impact in primary target areas. While it is believed that this amount is adequate to accomplish this goal, the State reserves the right to amend this Action Plan to make certain that this highest-priority goal is achieved.

How Fund Use Addresses Market Conditions:

The selected target areas have benefitted and will continue to benefit from NSP funding. The target neighborhoods have such a large number of bank owned or short sale properties that the average person could not conceivably sell their property at this time. NSP 1 funding was the market place in 2010 and it kept the neighborhoods from a total pricing collapse. NSP3 funding will specifically increase the availability of affordable, health sustainable and energy efficient rental units, will eliminate health and safety issues related to vacant and blighted buildings in the community, and improve quality of life in the target area. The time, effort, and money invested in building decent and affordable housing not only provides secure homes for low-income families, but strengthens the social capital within the community and between communities, urban and suburban, all important factors in sustainable urban renewal. Through Section 3 Vicinity Hiring requirements local residents and business will continue to be contracted or employed gradually increasing area median income. NSP-funded rehabilitated or newly constructed homes will also raise property values in areas where the market have caused property values to plummet.

Ensuring Continued Affordability:

NJDCA mandates that NSP3 funded units subscribe to "Long-term affordability" which requires that rental and homeownership housing remain affordable for 5 to 15 years, depending on the amount of NSP funds invested in the housing unit. The Department will also ensure continued affordability through rental and deed restrictions, including resale/recapture provisions.

Definition of Blighted Structure:

A Blighted structure refers to the condition of a structure, including a housing unit that exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare. Under New Jersey law, a municipality may exercise its police power to take appropriate action to remediate a property if the property is " unfit for human habitation or occupancy , or use , due to dilapidation , defects increasing the hazards of fire, accidents or other calamities, lack of ventilation, light or sanitation facilities , or due to other conditions rendering such building or buildings ,or part thereof ,unsafe, unsanitary , dangerous ,or detrimental to the health and safety or otherwise inimical to the welfare of the residents of said municipality&hellip" (N.J.S.A. 40-48-2.3)



Definition of Affordable Rents:

Affordable rents for very-low income families (50% AMI or less) must not exceed "Low HOME rents limits" after inclusion of contract rent and tenant paid utilities (gross rent). For NSP-funded rental units designated for low, moderate or middle income (above 50% AMI, but less than 120% AMI), the gross rent may not exceed "High Home rent Limit" or "Fair Market rent"; in either case the tenant may not pay more than 30 percent of their income towards rent and utilities. Recognizing this, the gross rent should be set \$50-\$100 below the applicable rent limit to extend more flexibility in finding and qualifying an eligible tenant. The Department will make HUD's published "HOME Rent Limits" and "Fair Market Rent" figures available to sub-grantees and owners of NSP-funded rental units.

Housing Rehabilitation/New Construction Standards:

All Residential units that are created or assisted with NSP funds must be constructed or rehabilitated, in full compliance with New Jersey's Uniform Construction Code ("U.C.C."); this is a stricter standard than HUD's Section 8 Housing Quality Standards. The U.C.C. includes the Rehabilitation Sub code which applies to construction work for existing buildings, covering work that ranges from minor repairs to gut rehabilitation/reconstruction. The NSP Grantee must obtain the appropriate Certificate of Occupancy for each building that contains a completed NSP-funded unit from the municipality where the building is located. NJDCA is also recommending that NSP3 funded units should also be constructed with features that will reduce energy and utility usage and cost, and also reduce or eliminate indoor environmental hazards. In terms of the "2009 Green Future Guidelines", the most relevant construction-related features for NSP purposes are: indoor air quality; building durability and moisture control; energy efficiency; and water conservation. To the extent that it is feasible, the NJDCA is recommending that NSP3 funded units be Energy Star certified, especially for newly constructed units.

Vicinity Hiring:

NSP Grantee must report annually about the number of persons they have employed, whether directly or through contract or sub-contract, including lower-income residents of the area where the NSP-funded units are located ("Section 3 residents"); and also about the contracts they have awarded to small businesses located within the project area or owned in substantial part by project area residents ("Section 3 business"). A Federal requirement mandates that at least 30 percent of employment via NSP must be Section 3 residents, and at least 10 percent of contracts via NSP funding must be for Section 3 businesses. The report form, "Section 3 Summary Report" (HUD Form 60002) will be available for download from NJDCA. Supplementary to Federal guidelines and NJDCA regulations the sub-grantees in the three target areas have specific plans and protocol in reference to vicinity hiring.

Paterson: Paterson Habitat's (PHH) Procurement Policy encourages local, small and minority businesses, and, in particular, Paterson businesses get assigned extra points during the vendor evaluation and selection process. PHH also offers small businesses support in completing the prequalification requirements as far as completing respective forms with business owners and being clear about the related requirements. PHH also prefers to use local suppliers; green building guidelines further enforce local preferences.

Pleasantville: The Pleasantville Housing Authority (PHA) working with its partner the Pleasantville Housing and Redevelopment Corporation (PHRC) has implemented a Section 3 plan which included two communities meeting to reach out to both residents looking for work as well as local businesses to help them obtain their certification as a Section 3 concern. The PHRC as the developer service provider to the PHA is required pursuant to the developer agreement to promote Section 3. The PHRC has implemented a program whereas it awards points to potential contractors and subcontractors for being or using Section 3 contractors and hiring Section 3 employees. This has ensured that they have had local contractors from the neighborhood obtaining work under the current NSP grant and will ensure the continuation under NSP 3. Local employees have also been hired. They have also set up a relationship with the local one stop career center which is providing referrals to contractors in the program.

Elizabeth: The Elizabeth Housing Authority has a history of utilizing Section 3 workers and businesses for community development projects. They used Section 3 workers and businesses for the NSP1 projects (which is due to be completed in March) and will continue to use them for the NSP3 projects, because it is required and it is the Primary developers preference to do so.

Procedures for Preferences for Affordable Rental Dev.:

The City of Elizabeth indicated that, in the NSP1 program, they encountered severe difficulties selling units in the troubled market so they have decided to focus on producing affordable rental units (17) with all of the NSP3 Funding.

The Pleasantville Housing Authority will be providing homes to potential tenants that earn less than 50% of the AMI. The Pleasantville Housing Authority will also be assisting these tenants through their Section 8 voucher program. Other tenants can have incomes of up to 120% AMI pursuant to the NSP guidelines. The PHA has not maximized the rent on the 120% units; they are using the HUD posted 100% fair market rents. This is actually very affordable for these households since the homes available would all rent for more than HUD posted fair market rents. This measure will certainly provide the affordability and stability needed for these families to be able to work towards homeownership.

Grantee Contact Information:

Ms. Diane Kinnane, Supervisor
New Jersey Department of Community Affairs
Division of Housing and Community Resources
Neighborhood Element
101 S. Broad Street, PO Box 811
Trenton, NJ 08625-0811

Overall

This Report Period

To Date



Total Projected Budget from All Sources	N/A	\$5,000,000.00
Total Budget	\$5,000,000.00	\$5,000,000.00
Total Obligated	\$0.00	\$163,940.80
Total Funds Drawdown	\$0.00	\$163,940.80
Program Funds Drawdown	\$0.00	\$163,940.80
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$163,940.80	\$163,940.80
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$750,000.00	\$0.00
Limit on Admin/Planning	\$500,000.00	\$163,940.80
Limit on State Admin	\$0.00	\$163,940.80

Progress Toward Activity Type Targets

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

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,250,000.00	\$1,785,000.00

Overall Progress Narrative:

Paterson Habitat for Humanity - 147-151 Summer Street: PHFH finally resolved the soil disposal issue in mid-December. Foundations are in the ground and framing should begin about Jan 12th and finished by last week of January. They are back on original schedule as they have contracted out the framing rather than typically using volunteers. Rough plumbing and electric should be done by early to mid-February. Still on target for early Summer 2013 completion (TCO).

158 Rosa Parks: New Construction -- foundations are in the ground. PHFH is all set to begin framing (as with Summer Street they have contracted out the framing rather than using volunteers); however, they still await city building permits to proceed with framing (the paperwork was submitted early December).

160-164 Rosa Parks: Rehab -- Interior gutting is basically finished. There is some confusion with city as to what, if any, permits are necessary to proceed with interior rehab. While this is being resolved, PHFH plans to keep the project moving along by beginning the Exterior re-siding sooner than initially planned (in the next two weeks).

59 Godwin: Design and engineering completed. Foundations are scheduled to go in the ground at end of January.

47 Godwin: In the design and engineering phase.

Pleasantville Housing Authority -The Housing Authority has identified 15 properties available within the target area, of which all of those properties were inspected. 8 of those properties that were available, after being researched and

inspected have met the program requirements. Offers were put in on all 8 properties;7 of those property owners accepted the offers and 6 are currently under contract. PHA cancelled one of the agreements during their research and due diligence phase. 2 of those properties under contract are fully approved by the bank. One property is scheduled to close at the end of January and one other property is scheduled to close in the first week of February. The 4 remaining properties under contract are still under legal review from the banks involved. A settlement date cannot be scheduled until all due diligence is complete. PHA continues to review new property availability. One additional bank-owned property is available and they are currently negotiating the terms of the sale. The 6 properties under contract represent an obligation of funds in excess of \$1,140,000.

Due to the high number of homes available under short sale and the length of time to process these transactions, current deadline, and the quality of some of the available properties we will determine if a request to expend the current target is necessary. Some present issues and concerns that persist are title problems and the inability to locate/contact owners. The Housing Authority will continue to work diligently with their stakeholders to meet obligation dates and deadlines.

City of Elizabeth-

All properties have been acquired for the proposed 52 unit project. The noise study was completed and noise attenuation measures have been incorporated into the project design. The City completed the Environmental Review Process and published a Finding of No Significant Impact (FONSI) & Request for Release of Funds (RROF) notice on 1/11/2013. No public comments were received. The City is sending out the Release of Funds today 1/30/2013. We have requested that the target area be expanded to incorporate other known NSP 3 eligible projects. In the event that the original project experiences delays, it will enable us to ensure that funds are expended in a timely manner on other eligible projects.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, Acquisition , Rehabilitation and/or Redevelopment	\$0.00	\$1,500,000.00	\$0.00
0002, Acquisition , Rehabilitation and/or Redevelopment	\$0.00	\$1,500,000.00	\$0.00
0003, Acquisition and Rehabilitation	\$0.00	\$1,500,000.00	\$0.00
0005, Administration	\$0.00	\$500,000.00	\$163,940.80



Activities

Grantee Activity Number:	Administration
Activity Title:	Administration

Activity Category:

Administration

Project Number:

0005

Projected Start Date:

04/15/2011

Benefit Type:

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National Objective:

N/A

Activity Status:

Planned

Project Title:

Administration

Projected End Date:

04/14/2014

Completed Activity Actual End Date:

Responsible Organization:

New Jersey Department of Community Affairs

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$500,000.00
Total Budget	\$500,000.00	\$500,000.00
Total Obligated	\$0.00	\$163,940.80
Total Funds Drawdown	\$0.00	\$163,940.80
Program Funds Drawdown	\$0.00	\$163,940.80
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$163,940.80	\$163,940.80
New Jersey Department of Community Affairs	\$163,940.80	\$163,940.80
Match Contributed	\$0.00	\$0.00

Activity Description:

NJDCA anticipates distributing the administrative funds as follows:

- 1.) A maximum of 10% will be reserved for Department administration (Including pre-award activities as allowed under 24 CFR 570.00(h), training, technical assistance, and environmental reviews.)
- 2.) Local Grantees will receive up to 2% administrative funds due to how overall NSP3 administrative dollars are calculated. The State, as the grantee, will retain and reuse NSP3 program income and to allocate up to 10% of these amounts for administrative purposes.

Location Description:

New Jersey Department of Community Affairs - Central Office
 101 S. Broad Street, Trenton, NJ 08625-0051

Activity Progress Narrative:

10% of Total Grant funds allocated to Grantee for administration cost incurred by the State



Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
101 South Broad Street	Trenton		New Jersey	08625-0811	Match / 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	

