

NEIGHBORHOOD STABILIZATION PROGRAM

SUMMARY

NAME OF ENTITLEMENT: CITY OF EDMOND

MAILING ADDRESS: PO BOX 2970, EDMOND, OK 73083-2970

FEI#: 73-6005189 DUNS#: 879-720-597

CONTACT: SHANNON ENTZ PHONE: 405.359.4789

E-MAIL: shannon.entz@edmondok.com

ENTITLEMENT AMOUNT: \$116,968

REQUEST AMOUNT: \$116,968

BY: 
DANIEL P. O'NEIL, MAYOR

DATE: Feb. 23, 2009

NEIGHBORHOOD STABILIZATION PROGRAM

CERTIFICATION

The City of Edmond hereby certifies that all of the information contained in this application for Neighborhood Stabilization (NSP) assistance is true and accurate to the best of my knowledge and that all documentation supporting the information in this application is on file at the City of Edmond, available for review by ODOC/CD during normal business hours. The City of Edmond also affirms that none of the activities set forth in this application have been initiated unless a grant has been awarded, a contract fully executed, and notice has been issued by ODOC/CD that release of funds requirements have been met.

Additionally, the City of Edmond is hereby notified that failure to provide any of the documentation necessary to support the information in this application for assistance may result in the return of all NSP funds, both expended and unexpended, in accordance with the Program Sanctions under the codified rules of ODOC, contained un the Oklahoma Administrative Code, Chapter 15 Small Cities Community Development Block Grant Program, Subchapter 7, Section 3 (150:15-7-3), and Title 150 Oklahoma Department of Commerce, Chapter 1 General Rules of Practice and Procedure, Subchapter 11, Sections 1-17 (150:1-11-1 through 17).

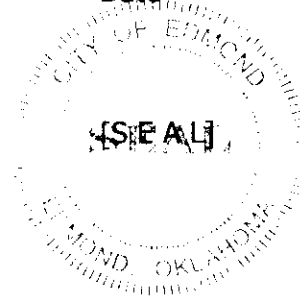
Daniel P. O'Neil

Daniel P. O'Neil, Mayor

2/23/09

Date

State of Oklahoma
County of Oklahoma



ATTEST:

Subscribed and sworn to before me Feb. 23, 2009.

My commission expires 8/3/2011. Commission No. 99010390

Betty Brinkman

Betty Brinkman, Deputy City Clerk



NEIGHBORHOOD STABILIZATION PROGRAM

BUDGET SUMMARY PAGE

	NSP FUNDS	OTHER FUNDING (if applicable)
Financing Mechanisms	\$ <u>-0-</u>	\$ <u>-0-</u>
Purchase	\$ <u>-0-</u>	\$ <u>-0-</u>
Rehabilitation	\$ <u>-0-</u>	\$ <u>-0-</u>
Land Banking	\$ <u>-0-</u>	\$ <u>-0-</u>
Demolition	\$ <u>10,000</u>	\$ <u>-0-</u>
Redevelopment (vacant property)	\$ <u>106,968</u>	\$ <u>58,032</u>
Administration (not to exceed 7.5%)	\$ <u>-0-</u>	\$ <u>-0-</u>
TOTAL	\$ <u>116,968</u>	\$ <u>58,032</u>
Amount serving <50% median income:	\$ <u>> 29,242</u>	

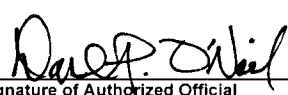
NEIGHBORHOOD STABILIZATION PROGRAM BUDGET SUMMARY

NSP Applicant:	AMT Serving < 50% of Median Income
City of Edmond, OK	>\$29,242

NSP ACTIVITY	Activity Code	ODOC HP Code	Activity Amt	BUDGET AMOUNT	
				Leverage	NSP Only Total
FINANCE MECHANISMS	A				\$0.00
Direct Homeownership Assistance	A-13	551053			
PURCHASE & REHAB	B				\$0.00
Acquisition	B-01	551050			
Disposition	B-02	551054			
Homebuyer Counseling	B-05	551055			
Rehabilitation - Homeownership	B-14a	551049			
Rehabilitation - Rental Housing	B-14b	551049			
LAND BANKING	C				\$0.00
Acquisition	C-01	551050			
Disposition	C-02	551054			
DEMOLISH BLIGHTED STRUCTURES	D				\$10,000.00
Demolition	D-04	551070	\$10,000.00		
REDEVELOP DEMOLISHED or VACANT PROPERTIES	E				\$106,968.00
Acquisition	E-01	551050			
Disposition	E-02	551054			
Public Facilities & Improvements	E-03	551110	\$106,968.00	\$58,032.00	
Homebuyer Counseling	E-05	551055			
New Construction - Home Ownership	E-12a	NA			
New Construction - Rental Housing	E-12b	NA			
ADMINISTRATION (Not To Exceed 7.5%)	F				\$0.00
Administration:	F-01	551010			

TOTAL NSP:	\$116,968.00
TOTAL LEVERAGE:	\$58,032.00
GRAND TOTAL (NSP \$ + Leverage):	\$175,000.00

(ODOC ONLY) Activity Group Totals:					
Acquisition		551050	\$0.00		
Demolition		551070	\$10,000.00		
Disposition		551054	\$0.00		
Direct Homeownership Assistance		551053	\$0.00		
Public Facilities & Improvements		551110	\$106,968.00		
Homebuyer Counseling		551055	\$0.00		
New Construction - Home Ownership		NA	\$0.00		
New Construction - Rental Housing		NA	\$0.00		
Rehabilitation - Homeownership		551049	\$0.00		
Rehabilitation - Rental Housing		551049	\$0.00		



 Signature of Authorized Official

Date 4/17/09

NEIGHBORHOOD STABILIZATION PROGRAM

ACTIVITY DESCRIPTION & SCHEDULE

ACTIVITY A: REDEVELOPMENT of VACANT PROPERTY
24.CFR 570.201 (c) Public facilities and improvements

DESCRIPTION:

The City of Edmond will utilize NSP funds to replace and extend water and sewer lines and install an interior drive to facilitate the construction of 13 owner-occupied homes in partnership with the Central Oklahoma Habitat for Humanity (COHH) and Turning Point Ministries (TPM).

Approximately 500 feet of existing 2 inch water lines will be replaced with 8 inch water lines. Existing clay sewer lines will be replaced. Fire hydrants will be installed. Approximately 700 feet of paving surface will be installed in the interior of the property to provide access for residents and emergency vehicles.

The vacant land has been purchased with donations to TPM, an Edmond non-profit whose focus is affordable and transitional housing for low-income individuals and families in Edmond. Additional CDBG funds, in the amount of \$58,032, will be allocated to help complete the redevelopment project.

The homes will be built by COHH and TPM volunteers and the prospective buyers. Every home will be LEED certified to maximize energy efficiency and long-term affordability. Careful consideration is being given to the exterior and interior design to ensure neighborhood compatibility and homeowner accessibility. The NSP direct beneficiaries will be buyers who have completed the application and education requirements of the COHH and TPM.

LOCATION:

The NSP activity is located in a recognized high-risk area, just west of Broadway Avenue, between Thatcher and Edwards Streets. The Policy Map and project site map are attached.

AMOUNT: \$116,968

AMOUNT BENEFITING <50% MEDIAN INCOME: >\$29,242 or 25%

The City will isolate and itemize the cost of the demolition and infrastructure improvements for the south end of the project to reflect compliance with the HERA requirement which states that 25% of NSP funds must serve lower income persons (<50% of median) and be abandoned or foreclosed. The property at 30 W. Edwards Street has been abandoned since June 2007.

COST PER UNIT: \$8,998 per home

SUBCONTRACTORS: The construction will be completed by contractors identified through a competitive bid process.

PROPOSED ACTIVITY SCHEDULE:

Approximate construction start date
Approximate construction completion date

JULY 2009
SEPTEMBER 2009

NEIGHBORHOOD STABILIZATION PROGRAM

ACTIVITY DESCRIPTION & SCHEDULE

ACTIVITY B: DEMOLISH BLIGHTED STRUCTURES
24.CFR 570.201 (d) clearance for blighted structures only

DESCRIPTION:

The City of Edmond will utilize approximately \$10,000 of NSP funds to remove a blighted structure that is vacant and abandoned. According to Oklahoma County records, the structure was abandoned and returned to the bank in June 2007. In its place, will be infrastructure, as well as one of the 13-owner-occupied homes to be built in partnership with the Central Oklahoma Habitat for Humanity (COHH) and Turning Point Ministries (TPM).

The property was purchased with donations to TPM, an Edmond non-profit whose focus is affordable and transitional housing for low-income individuals and families in Edmond.

LOCATION:

The NSP activity is located in a recognized high-risk area, just west of Broadway Avenue, facing Edwards Street. The property address is 30 W. Edwards Street. It has been abandoned since June 2007. The project site map is attached.

AMOUNT: \$10,000

AMOUNT BENEFITING <50% MEDIAN INCOME: >\$10,000

The City will isolate and itemize the cost of the demolition and infrastructure improvements for this individual piece of the project to reflect compliance with the HERA requirement which states that 25% of NSP funds must serve lower income persons (<50% of median) and by abandoned or foreclosed upon.

COST PER UNIT: \$10,000

SUBCONTRACTORS: The construction will be completed by contractors identified through a competitive bid process.

PROPOSED ACTIVITY SCHEDULE:

Approximate construction start date
Approximate construction completion date

JULY 2009
SEPTEMBER 2009

City of Edmond Proposed CDBG NSP Project Site February 27, 2009

The proposed project is located in a NSP-designated high-risk area. This project will stabilize this neighborhood by demolishing a blighted structure and installing infrastructure that will facilitate the replacement of vacant property with up to 13 owner-occupied homes. This site is ideal for low to moderate income residents. It is in Downtown Edmond, close to UCO, the HOPE Center, numerous city services and along a public transit corridor.

This is a public-private partnership project with Turning Point Ministries, Central Oklahoma Habitat for Humanity and the City of Edmond.

Note: Turning Point Ministries owns this property. The residential structure on Edwards is vacant and abandoned and will be demolished to make room for a home and an entrance into the development. An entrance on Thatcher is also under consideration. If chosen, the vacant home will be removed by the owner.



NEIGHBORHOOD STABILIZATION PROGRAM

SECTION 102 DISCLOSURE REPORT

Section 102 Disclosure and Certifications are a requirement of the Urban Development Reform Act of 1989, 24 CFR part 24. The purpose of the disclosures is to ensure greater accountability and integrity in the provision of various programs. All applicants must complete the form.

PART I – Applicant/Grantee Information

1. Applicant/grantee name, address and phone number:

City of Edmond
PO Box 2970
Edmond, OK 73083-2970
405.359.4789

FEI# 73-6005189

2. Initial Report
Update Report

3. Projects assisted/to be assisted

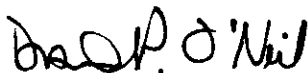
a. Fiscal Year: 2008
b. Entitlement grant(s)
Competitive grant(s)
c. Amount requested/received: \$ 116,968
d. Program income to be used with c. \$ -0-
e. Total of c. and d.: \$ 116,968

PART II – Threshold Determinations

1. Is the amount listed at 3.e. more than \$200,000? Yes No
2. Have you received or applied for other HUD assistance which when added to 3.e. amounts to more than \$200,000? Yes No

If the answer to EITHER 1. or 2. of this part is yes, then complete the remainder of this report.
If the answer to BOTH 1. or 2. of this part is no, then you are not required to complete the remainder of this report, but you must sign the following certification.

I hereby certify that this information is true.



Daniel P. O'Neil, Mayor

2/23/09
Date

RESOLUTION 06-09

RESOLUTION IN CONFORMANCE WITH THE CURRENT APPROVED CONSOLIDATED PLAN AND FY 2008 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ACTION PLAN APPROVING THE NEIGHBORHOOD STABILIZATION PROGRAM (NSP); THE NSP GRANT APPLICATION IN THE AMOUNT OF \$116,968 AND ALL REQUIRED CERTIFICATION; ALLOCATIONS OF NSP GRANT FUNDS TO ELIGIBLE PROGRAM ACTIVITIES; AND AUTHORIZING THE MAYOR TO EXECUTE ALL APPLICATION DOCUMENTS, CERTIFICATIONS, FUNDING AWARDS AND GRANT AGREEMENTS WITH THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) AND THE STATE OF OKLAHOMA, AS FUNDING IS BEING MADE AVAILABLE THROUGH THE STATE OF OKLAHOMA'S ALLOCATION OF NSP FUNDS, AS WELL AS ALL DOCUMENTS ASSOCIATED WITH NSP IMPLEMENTATION, ASSOCIATED WITH THE PURCHASE, REHABILITATION AND CONVEYANCE OF ABANDONED AND FORECLOSED UPON HOMES.

WHEREAS, the Housing and Economic Recovery Act of 2008 establishes the Neighborhood Stabilization Program (NSP) to assist communities around the nation in addressing problems associated with subprime lending and home foreclosures; and

WHEREAS, The US Department of Housing and Urban Development (HUD) has been directed by the Housing and Economic Recovery Act of 2008 to develop regulations and distribute NSP grant funds to states and units of general local government; and

WHEREAS, based on the State of Oklahoma NSP Plan, as approved by HUD, the City of Edmond has been allocated \$116,968 of the \$29,969,459 allocated to the state, and;

WHEREAS, Federal regulations, effective September 30, 2008 and published in the Federal Register (FR-5255-N-01) on October 6, 2008, sets forth requirements governing the expenditure of NSP funds, established certain funding ratios for allocating grant funds and requires the set aside of 25% of the grant funds to insure benefit to persons of lower income (less than 50% of area median); and

WHEREAS, NSP grant funds must be expended under the CDBG national objective of low- and moderate-income benefit expanded to include individuals and families whose incomes do not exceed 120% of the area median income; and

WHEREAS, Priority must be given for the expenditure of NSP grant funds in the areas of greatest need; and

WHEREAS, Based on the data provided by the HUD the land area designated by the attached map corresponds to the area of greatest need within the community.

NOW, THEREFORE, BE IT RESOLVED BY the Mayor and Council of the City of Edmond:

1. The City of Edmond Consolidated Plan and FY 2008 Action Plan are in conformance with the Neighborhood Stabilization Program (NSP);
2. The information and application documents and certification to the State of Oklahoma re approved:

3. The allocations of NSP funds and program income to NSP eligible activities attaches hereto are approved;
4. The Mayor is authorized to execute the NSP information and application documents, to make the required certifications and t execute the NSP funding awards and grant agreements that may be provided through the State of Oklahoma's allocation of NSP funds;
5. The Mayor is authorized to execute all documents associated with NSP implementation associated with the purchase, rehabilitation and conveyance of abandoned and foreclosed upon homes.

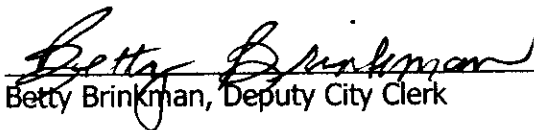
PROVIDED that copies of the executed application/information and related documents are filed with the City Clerk's Office; and

PROVIDED that the Mayor will not sign any agreements or contract pursuant to such awards without first securing the specific approval of the City Council.

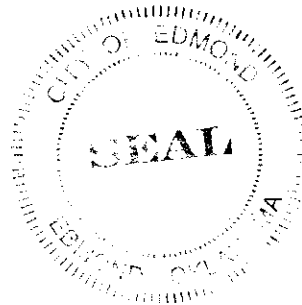
ADOPTED by the Council and APPROVED by the Mayor of the City of Edmond, this 23rd day of February 2009.




Daniel P. O'Neil, Mayor



Betty Brinkman, Deputy City Clerk



REVIEWED as to form and legality



Steve Murdock, City Attorney

2/23/09

Date

**Request for Taxpayer
Identification Number and Certification**

Give form to the
requester. Do not
send to the IRS.

Print or type
See Specific Instructions on page 2.

Name (as shown on your income tax return)
City of Edmond

Business name, if different from above

Check appropriate box: Individual/
Sole proprietor Corporation Partnership Other ▶ **Munic. Govt.** Exempt from backup
withholding

Address (number, street, and apt. or suite no.)
100 E. 1st St.

City, state, and ZIP code
Edmond, OK 73034

List account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on Line 1 to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Social security number

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or

Employer identification number

7	3	6	0	0	5	1	8	9
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Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
- I am a U.S. person (including a U.S. resident alien).

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN. (See the instructions on page 4.)

Sign Here Signature of U.S. person ▶ **Dr. P. O'Neil** Date ▶ **2/23/09**

Purpose of Form

A person who is required to file an information return with the IRS, must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

U.S. person. Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
- Certify that you are not subject to backup withholding, or
- Claim exemption from backup withholding if you are a U.S. exempt payee.

Note. If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

For federal tax purposes you are considered a person if you are:

- An individual who is a citizen or resident of the United States,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States, or

- Any estate (other than a foreign estate) or trust. See Regulations sections 301.7701-6(a) and 7(a) for additional information.

Foreign person. If you are a foreign person, do not use Form W-9. Instead, use the appropriate Form W-8 (see Publication 515, Withholding of Tax on Nonresident Aliens and Foreign Entities).

Nonresident alien who becomes a resident alien.

Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a "saving clause." Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the recipient has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement to Form W-9 that specifies the following five items:

- The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.
- The treaty article addressing the income.
- The article number (or location) in the tax treaty that contains the saving clause and its exceptions.