

Action Plan

Grantee: Boynton Beach, FL

Grant: B-08-MN-12-0002

LOCCS Authorized Amount:	\$ 2,963,311.00
Grant Award Amount:	\$ 2,963,311.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 0.00
Total Budget:	\$ 2,963,311.00

Funding Sources

No Funding Sources Found

Narratives

Areas of Greatest Need:

The City of Boynton Beach has suffered a tremendous number of foreclosures. As of October 2008, there were hundreds of properties either foreclosed or in foreclosure status. In the period from 2004 to 2006, it is estimated that 27,858 mortgages were closed in the city. 12.29% of those mortgages have been foreclosed upon. As a result, all neighborhoods have been affected by the foreclosure problem. Pursuant to the Neighborhood Stabilization Program (NSP) requirements, the City of Boynton Beach will use its funding allocation of \$2,963,311.00 from the U.S. Department of Housing and Urban Development (HUD) to benefit those neighborhoods affected most by foreclosures.

Distribution and Uses of Funds:

In order to stabilize the neighborhoods affected most, the City will utilize NSP funds in those areas with: the highest percentages of foreclosures, the highest percentage of homes financed by subprime mortgage related loans, and likely to face a significant rise in the rate of foreclosures. Neighborhoods with greatest needs have been identified by census tracts as those census tracts located within the Northeast and Northwest quadrants of the city. These neighborhoods also have the largest concentration of low income households. Targeting these specific neighborhoods will help stabilize the area, and revitalize the community as a whole, while contributing to the economy.

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

None



Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
0001	Planning & Administration	5	Administration
0002	Purchase & Rehabilitation of Single	0001	Purchase Rehab
		0002	Acquisition & Rehabilitation
0003	Ocean Breeze Redevelopment	0003	Ocean Breeze West Infrastructur
		0004	Financing Mechanism/New Construction
9999	Restricted Balance		<i>No activities in this project</i>



Activities

Project # / Title: 0001 / Planning & Administration

Grantee Activity Number: 5
Activity Title: Administration

Activity Type:

Administration

Project Number:

0001

Projected Start Date:

07/13/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Environmental Assessment:

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Planning & Administration

Projected End Date:

09/10/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 230,216.14

Other Funds \$ 0.00

Total Funds \$ 230,216.14

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

The City of Boynton Beach

Proposed budgets for organizations carrying out Activity:

Responsible Organization

The City of Boynton Beach

Organization Type

Unknown

Proposed

\$ 230,216.14

Location Description:



Activity Description:

Costs associated with the administration of the grant, to include salaries, monitoring, and other costs.

Project # / Title: 0002 / Purchase & Rehabilitation of Single Family Foreclosed

Grantee Activity Number: 0001
Activity Title: Purchase Rehab

Activity Type:
Rehabilitation/reconstruction of residential structures

Project Number:
0002

Projected Start Date:
04/06/2010

Project Draw Block by HUD:
Not Blocked

Activity Draw Block by HUD:
Not Blocked

Block Drawdown By Grantee:
Not Blocked

National Objective:
LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:
COMPLETED

Benefit Report Type:
Direct (Households)

Activity Status:
Completed
Project Title:
Purchase & Rehabilitation of Single Family

Projected End Date:
03/04/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,598,869.70
Other Funds: \$ 0.00
Total Funds: \$ 1,598,869.70

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	8		3	37.50
# of Households	8		3	37.50

Proposed Accomplishments	Total
# of Singlefamily Units	8
# of Housing Units	8
# of Properties	8



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Boynton Beach Faith Based CDC/R M Lee CDC2

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Boynton Beach Faith Based CDC/R M Lee CDC2	Non-Profit	\$ 1,598,869.70
The City of Boynton Beach	Unknown	\$ 0.00

Location Description:

Information assembled by the City of Boynton Beach determined that the areas of greatest need for the NSP program were the areas in the northeast and northwest quadrants of the city. 15% of the homes in the northwest quadrant and nearly 17% of the homes in the northeast quadrant were either in foreclosure or were in jeopardy of being foreclosed due to subprime lending.

Activity Description:

The City of Boynton Beach and/or its representatives will be negotiating the purchases from lenders, vacant and foreclosed upon single family properties located within areas as having the highest volume of foreclosed properties at risk or having a high volume of foreclosures. Persons at or below 120 percent of the median income will be targeted, with special emphasis on expending a minimum of 25 percent of the NSP allocation assisting persons who are at or below 50 percent of the area median income.

Information obtained by the City of Boynton Beach has identified the northwest and northeast quadrants of the city as those having the highest volumes of foreclosed properties.



Grantee Activity Number: 0002
Activity Title: Acquisition & Rehabilitation

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Completed

Project Number:
 0002

Project Title:
 Purchase & Rehabilitation of Single Family

Projected Start Date:
 04/06/2010

Projected End Date:
 09/04/2013

Project Draw Block by HUD:
 Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:
 Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget: \$ 740,828.00
Other Funds: \$ 0.00
Total Funds: \$ 740,828.00

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	4	4		100.00
# of Households	4	4		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	4
# of Housing Units	4

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Boynton Beach Faith Based CDC/R M Lee CDC2

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Boynton Beach Faith Based CDC/R M Lee CDC2	Non-Profit	\$ 740,828.00
The City of Boynton Beach	Unknown	\$ 0.00



Location Description:

The areas of greatest need as identified by the City of Boynton Beach are the northeast and northwest quadrants of the city. These areas have foreclosures representing 17% and 15% respectively

Activity Description:

This activity will consist of the 25% of funding available for the project to deliver housing for families who are below 50% of the area income.

Project # / Title: 0003 / Ocean Breeze Redevelopment

Grantee Activity Number: 0003
Activity Title: Ocean Breeze West Infrastructur

Activitiy Type:

Construction/reconstruction of streets

Project Number:

0003

Projected Start Date:

07/06/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Ocean Breeze Redevelopment

Projected End Date:

09/30/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 393,397.16

Other Funds \$ 0.00

Total Funds \$ 393,397.16

Proposed Beneficiaries

Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	20	10	10	100.00
# of Households	20	10	10	100.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total
20
20



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Boynton Beach CRA

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Boynton Beach CRA	Unknown	\$ 393,397.16

Location Description:

The northeast quadrant of the city, identified as the area of greatest need with a foreclosure rate of 17%, and the highest subprime mortgages in the city. This project is located within the area known as the Heart of Boynton

Activity Description:

Provide Infra Structure improvements to the project known as Ocean Breeze. This allocation is being given to the City of Boynton Beach Community Redevelopment Agency (CRA) to provide funding for infra structure improvements necessary for the development of 20 single family dwellings for families whose income is between 50-120 percent of the median income for Boynton Beach.
The property is vacant and currently owned by the CRA.



Grantee Activity Number: 0004
Activity Title: Financing Mechanism/New Construction

Activity Type:
 Construction of new housing

Project Number:
 0003

Projected Start Date:
 03/05/2009

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for
 NSP Only

Environmental Assessment:

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries
 # of Households

Total	Low	Mod	Low/Mod%
			0.0

Proposed Accomplishments
 # of Housing Units

Total

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 City of Boynton Beach CRA

Proposed budgets for organizations carrying out Activity:

Responsible Organization
 City of Boynton Beach CRA

Organization Type	Proposed
Unknown	\$ 0.00

Location Description:
 Not applicable



Activity Description:

Not applicable

Action Plan Comments:

- Reviewer - Grantee erroneously submitted amendment therefore need to reject plan.
- Reviewer - Grantee erroneously submitted amendment therefore need to reject plan.
- Reviewer - Plan rejected in order for Grantee to amend plan.

- Reviewer - Plan is being approved to allow the grantee to submit its QPR. Complete review will be done when the QPR is submitted. DT 4/30/10

- Reviewer - Grantee made change to Project 0003 to reflect title as Redevelopment. NEC
- Reviewer - Grantee made changes to plan, unable to submit QPR. NEC
- Reviewer - Grantee advised to make changes to several activities description due to changing the description thinking that they were in the QPR. NEC
- Reviewer - Grantee revised activity to reflect corrections necessary as per HUD requirement to modify activities. All activities appear corrected. NEC
- Reviewer - No changes made to AP. Grantee went into AP in lieu of QPR for revisions which triggered the need for approval of the action plan. NEC 11/17/2011
- Reviewer - Action plan approved due to grantee input data erroneously. 8.23.12 nec
- Reviewer - Grantee amended budget to decrease activities 0003 and 0005 and increase activity 0001. Review of amendment and ad in compliance as well as changes in DRGR. 2.26.13. NEC
- Reviewer - Grantee indicated minor corrections and changes made to activity type from Acquisition Rehabilitation to Rehabilitation/Construction. NEC 1/15/2015.

Action Plan History

Version	Date
B-08-MN-12-0002 AP#1	01/15/2015
B-08-MN-12-0002 AP#2	02/26/2013
B-08-MN-12-0002 AP#3	08/23/2012
B-08-MN-12-0002 AP#4	11/17/2011
B-08-MN-12-0002 AP#5	09/07/2010



