

Action Plan

Grantee: Cape Coral, FL

Grant: B-08-MN-12-0003

LOCCS Authorized Amount:	\$ 7,065,484.00
Grant Award Amount:	\$ 7,065,484.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 4,616,537.86
Total Budget:	\$ 11,682,021.86

Funding Sources

No Funding Sources Found

Narratives

Areas of Greatest Need:

The City of Cape Coral as a whole is an area of great need for neighborhood stabilization through the redevelopment of abandoned and foreclosed homes. The State of Florida echoes these problems. Florida led the nation in 2007 for the percentage (16.5%) of risky Negative Amortization (NegAm) Loans. The City of Cape Coral as a whole has a foreclosure rate of 11.9%. A foreclosure in Florida begins when a lender files court action and records a notice of a pending lawsuit (Lis Pendens) against the borrower. Cape Coral began as a platted lands subdivision, consisting of more than 270,000 platted lots of which approximately 71,283 are currently developed. Most of these platted lots measure 40x125 feet or 5,000 square feet in area. Single family residential is the predominant land use with two lots required to build a dwelling unit. This presents a unique challenge in defining target areas. An additional challenge lies in the fact that there are no defined geographic areas of neighborhoods and no Community Development Block Grant (CDBG) target areas. To identify the areas of greatest need throughout the city, all city Census Block Groups were analyzed in terms of foreclosures, sub prime/high cost loan concentration, and projected foreclosure risk. Data was derived from a HUD supplied database. Other criteria including price decline, unemployment rates, and vacancy rates were also reviewed for the city. Geographic Information System (GIS) technology was utilized to map and analyze the data to determine areas that had multiple high risk factors (i.e., combinations of high predicted foreclosure rates and high cost loan concentration or abandonment rates and reported vacancies). Seven (7) special areas of greatest need were initially identified from this data. As part of the city's revision to the Substantial Amendment, the number of census tracts that were deemed special areas of greatest need increased. Nine census tracts were initially identified and provided to HUD for approval as eligible areas. Since the announcement of the NSP1 program, the US Department of HUD released further data to determine Special Areas of Greatest Need for the NSP2 Program. In reviewing the data, it has been determined that other areas show significant need and that these areas should be deemed Special Areas of Greatest Need. As a result an additional nine census tracts have been added to the City's NSP Program. These areas have extremely high foreclosure and vacancy scores. The NSP tool displays the average risk score for selected census tracts. The average score is color coded with red indicating high risk. HUD grants are available only for the high risk areas. The census tracts need not have high risk scores for both foreclosure rates and vacancy rates. In some cases, these scores are higher than the original areas of greatest need. Please be advised that census tracts cross jurisdictional boundaries. The map of these tracts can be obtained on the City of Cape Coral website. These areas have great need under the HUD criteria of foreclosure, subprime/high cost loans and projected foreclosures. Other potential projects outside the defined Special Areas of Greatest Need may be considered and (1) implemented (2) rejected, or (3) forwarded as substantial or non-substantial amendments upon direction of the HUD field office.



Distribution and and Uses of Funds:

ACTIVITY 1: FINANCING MECHANISMS Financing Mechanism activities that will be used individually or incorporated with the Cape Coral Activities 2, 3, and 5: Financing activities will consist of purchase assistance on foreclosed REO properties. This program will be administered by a non-profit subrecipient agency, Cape Coral Housing Development Corporation. This activity provides soft seconds in the amount of 20% the purchase price, closing costs and appliances if necessary. Total budget: \$1,000,000. Anticipated number of units is 32. ACTIVITY 2: ACQUISITION/REHABILITATION/FINANCING/RESALE-HOMEOWNERSHIP SINGLE FAMILY National objective benefiting low,-moderate and -middle income persons, as defined in the NSP Notice. All homes will be sold to households with incomes at or below 120% of AMI. It is expected that a limited number of homes will be sold to households with income at or below 50% of AMI. Responsible Organization: City of Cape Coral Department of Community Development -Planning and Growth Management Division and undefined subrecipient agencies. This activity is to provide single family homeownership for persons/families at or below 120% of AMI. Tenure shall be homeownership. Notes and mortgages shall be recorded for up to 30 years based on amount and type of assistance. Affordability shall meet or exceed HOME requirements. Payments will be structured so that the PITI does not exceed 33% of a household's gross income as determined by HUD definitions of income limits and qualified income. Post purchase counseling will also be available through 2013. Total Budget: \$4,899,113.00. Performance Measures: It is anticipated that Cape Coral and its partner agencies will purchase and rehabilitate forty (40) homes. ACTIVITY 3 ACQUISITION/REHABILITATION/FINANCING/RESALE MULTIFAMILY HOUSING/RENTAL National Objective: National objective benefiting low, -moderate and -middle income persons, as defined in the NSP Notice. Beneficiaries will be primarily renter households with incomes at or below 50% of AMI Responsible Organization: City of Cape Coral Department of Community Development- Planning and Growth Management Division and undefined subrecipient agencies. Activity Description: This activity will primarily in the Special Areas of Greatest Need. This activity is primarily to provide housing units for households at or below 50% of AMI. This activity will include purchasing and rehabilitating properties to be used as rental units for persons at or below 50% of AMI. The City of Cape Coral has experience partnering with local non profit housing providers and will be partnering with the Housing Authority of the City of Fort Myers for this project. It is anticipated that housing projects shall be restricted for a minimum of 20 years. Properties will be acquired for at least 1% below market value. Total Budget: \$1,766,371 Performance Measures: Nineteen (19) of these units will be occupied by person with incomes that do not exceed 50% of AMI. ACTIVITY 4 -LAND BANKS Land Bank activities that conform to NSP use may be incorporated in City of Cape Coral activities 2, 3 and 5. ACTIVITY 5 DEMOLITION/REDEVELOPMENT National Objective: National objective benefiting low, -moderate and -middle income persons, as defined in the NSP Noticei.e., iŮ 120% of area median income). It is expected that few homes will be sold to households with income at or below 50% of AMI. ResponsibleOrganization: City of Cape Coral Department of Community Development- Planning and Growth Management Division Homes will be purchased and resold in Cape Coral primarilyin the Special Areas of Greatest Need. This activity will occur primarily in the Special Areas of Greatest Need or amended exceptions as denoted on page 4 and 5. This activity is to provide homeownership for persons/families at or below 120% of AMI. It is expected that few homes will be sold to households with income at or below 50% o

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title	Grantee Program
9999	Restricted Balance	<i>No activities in this project</i>		
NSP_APA_01	Program Administration	NSP001	Program Administration	
NSP_APA_2	Acquisition/Rehabilitation/Resale	NSP002	Financing Mechanisms	
		NSP003	Rehabilitation and Resale for Homeownership	
		NSP004	Acquisition of properties for homeownership	
		NSP009	Financing Mechanisms - 25% Set-Aside	
NSP_APA_3	Rental Acquisition/Rehab 25% Set-	NSP005	LMMH Rental Acquisition/Rehab	



NSP_APA_5	Demolition/Redevelopment	NSP006	Redevelopment Rental LH25
		NSP011	Civitas LMMH Rental
		NSP008	Acquistion
		NSP010	Demolition
			Redevelopment



Activities

Project # / NSP_APA_01 / Program Administration

Grantee Activity Number: NSP001

Activity Title: Program Administration

Activity Type:

Administration

Project Number:

NSP_APA_01

Projected Start Date:

03/04/2009

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)

Activity Status:

Under Way

Project Title:

Program Administration

Projected End Date:

03/04/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 631,311.27

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 631,311.27

Benefit Report Type:

NA

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Cape Coral

Organization Type

Local Government

Proposed Budget

\$ 631,311.27

Location Description:

1015 Cultural Park Boulevard Cape Coral, Florida 33990

Activity Description:

This activity encompasses the program administration of the NSP program by the City of Cape Coral.



Environmental Assessment:

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / NSP_APA_2 / Acquisition/Rehabilitation/Resale Homeownership



Grantee Activity Number: NSP002

Activity Title: Financing Mechanisms

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

NSP_APA_2

Projected Start Date:

06/08/2009

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

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation/Resale

Projected End Date:

03/04/2012

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 668,427.09

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 668,427.09

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	30		7	23.33
# of Households	30		7	23.33

Proposed Accomplishments

	Total
# of Singlefamily Units	37
# of Housing Units	37

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Cape Coral Housing Development Corporation	Non-Profit	\$ 940,287.82

Location Description:

Activity administration will take place at the responsible organizations offices at 824 SE 47th St Suite 1 and 2, Cape Coral, FL 33904. The location of homes purchased under this strategy will be in the Areas of Special Greatest Need outlined within the NSP Action Plan.

Activity Description:

Eligible homeowners will receive a deferred second mortgage (subject to home affordability timelines) in the amount of 20% of the contract price. The NSP funds will buy down the principal and reduce the need for PMI

which will result in greater affordability for the income qualified homebuyer. In addition, energy star appliance packages and closing costs will be provided in addition to the buydown. Homebuyers will be required to provide cash towards the purchase.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Grantee Activity Number: NSP003

Activity Title: Rehabilitation and Resale for Homeownership

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP_APA_2

Projected Start Date:

03/04/2009

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

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation/Resale

Projected End Date:

03/04/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,944,312.19

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 2,944,312.19

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
43			0.00
43			0.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

#Dishwashers replaced

#Clothes washers replaced

#Refrigerators replaced

#Light fixtures (outdoors) replaced

#Light Fixtures (indoors) replaced

#Replaced hot water heaters

#Replaced thermostats

#Additional Attic/Roof Insulation

of Properties

Total

43

43

10

10

10

10

10

10

10

10

43



Proposed budgets for organizations carrying out Activity:**Responsible Organization**

Cape Coral Housing Development Corporation

Organization Type

Non-Profit

Proposed Budget

\$ 2,944,312.19

Location Description:

Scattered sites throughout the NSP Special Areas of Greatest Need.

Activity Description:

Agency will be receiving title of houses for the rehabilitation and resale to income qualified households.

Environmental Assessment:**Environmental Reviews:**

None

Activity Attributes:

None

Activity Supporting Documents:

None

Grantee Activity Number: NSP004

Activity Title: Acquisition of properties for homeownership

Activity Type:

Acquisition - general

Project Number:

NSP_APA_2

Projected Start Date:

03/04/2009

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

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation/Resale

Projected End Date:

03/04/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 3,863,747.58

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 3,863,747.58

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Total Low Mod Low/Mod%

Owner Households 0.0

of Households 0.0

of Permanent Jobs Created 0.0

Proposed Accomplishments

Total

of Singlefamily Units

of Housing Units

Total acquisition compensation to owners

of Parcels acquired voluntarily

of Parcels acquired by admin settlement

of Parcels acquired by condemnation

of buildings (non-residential)

of Properties

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Cape Coral

Organization Type

Local Government

Proposed Budget

\$ 3,863,747.58



Location Description:

Scattered sites throughout the NSP Special Areas of Greatest Need.

Activity Description:

City will purchase properties and deed to non-profit subrecipients for the rehabilitation and resale for homeownership.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Grantee Activity Number: NSP009

Activity Title: Financing Mechanisms - 25% Set-Aside

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

NSP_APA_2

Projected Start Date:

04/04/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

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.

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation/Resale

Projected End Date:

04/04/2014

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 271,860.73

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 271,860.73

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	11	11		100.00
# of Households	11	11		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	11
# of Housing Units	11

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

Cape Coral Housing Development Corporation

Organization Type

Non-Profit

Proposed Budget

\$ 271,860.73

Location Description:

Scattered Sites throughout Cape Coral.

Activity Description:

Activity mirrors activity NSP002, this activity was created to allow for the counting of persons who meet the 25% set aside that had not been counted previously.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / NSP_APA_3 / Rental Acquisition/Rehab 25% Set-Aside



Grantee Activity Number: NSP005

Activity Title: LMMH Rental Acquisition/Rehab

Activity Type:

Acquisition - general

Project Number:

NSP_APA_3

Projected Start Date:

03/01/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

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.

Activity Status:

Under Way

Project Title:

Rental Acquisition/Rehab 25% Set-Aside

Projected End Date:

09/04/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 42,742.58

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 42,742.58

Benefit Report Type:

NA

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Housing Authority of City of Fort Myers

Organization Type

Unknown

Proposed Budget

\$ 42,742.58

Location Description:

1221-1225 SE 8th Terrace, Cape Coral 33990

Activity Description:

The Housing Authority will purchase vacant foreclosed land and redevelop with multi-family units to be utilized as rental properties. The Housing Authority will manage these properties for the life of the program.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: NSP006

Activity Title: Redevelopment Rental LH25

Activity Type:

Construction of new housing

Project Number:

NSP_APA_3

Projected Start Date:

09/04/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

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.

Activity Status:

Under Way

Project Title:

Rental Acquisition/Rehab 25% Set-Aside

Projected End Date:

09/04/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,723,628.42

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,723,628.42

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	8	8		100.00
# of Households	8	8		100.00

Proposed Accomplishments

	Total
# of Multifamily Units	8
# of Housing Units	8
# ELI Households (0-30% AMI)	
#Units with other green	8
#Units with bus/rail access	8
#Low flow showerheads	8
#Low flow toilets	8
#Units with solar panels	8

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Housing Authority of City of Fort Myers	Unknown	\$ 1,723,628.42



Location Description:

1221-1225 SE 8th Terrace, Cape Coral, Florida 33990

Activity Description:

This activity will conform to Activity #6 in the Substantial Amendment (Redevelopment). This vacant foreclosed land (multi-family zoned) will be developed with an eight unit rental complex managed by the Housing Authority of the City of Fort Myers.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Grantee Activity Number: NSP011

Activity Title: Civitas LMMH Rental Acquisition

Activity Type:

Acquisition - general

Project Number:

NSP_APA_3

Projected Start Date:

06/01/2020

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

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.

Activity Status:

Under Way

Project Title:

Rental Acquisition/Rehab 25% Set-Aside

Projected End Date:

10/01/2023

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 200,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 200,000.00

Benefit Report Type:

NA

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Catalyst Community Capital, Inc.

Organization Type

Non-Profit

Proposed Budget

\$ 200,000.00

Location Description:

Activity Description:

Acquisition of vacant residential infill property in a target area for development of rental for persons less than 60% AMI.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: NSP008

Activity Title: Demolition

Activity Type:

Clearance and Demolition

Project Number:

NSP_APA_5

Projected Start Date:

03/04/2009

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

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Demolition/Redevelopment

Projected End Date:

09/04/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 16,140.25

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 16,140.25

Proposed Accomplishments

of Properties

Total

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Cape Coral

Organization Type

Local Government

Proposed Budget

\$ 16,140.25

Location Description:

Activity administration will be located at the City of Cape Coral, 1015 Cultural Park Blvd, Cape Coral, Florida. Demolition/Clearance activities will take place at scattered site locations throughout the NSP Special Areas of Greatest Need.

Activity Description:

Demolition of abandoned/blighted single family residential properties in NSP areas. These homes are partially constructed or burnt down properties. This project is being unfunded as a part of the revision to the substantial amendment. Funds will be reallocated to the acquisition line item. Demolition is still listed as an eligible activity in the plan should we desire to use funding. At this time it is unexpected.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Grantee Activity Number: NSP010

Activity Title: Redevelopment

Activity Type:

Construction of new housing

Project Number:

NSP_APA_5

Projected Start Date:

10/01/2018

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

Activity Status:

Under Way

Project Title:

Demolition/Redevelopment

Projected End Date:

06/30/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,197,330.75

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,197,330.75

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	7			0.00
# of Households	7			0.00

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Cape Coral Housing Development Corporation

Organization Type

Non-Profit

Proposed Budget

\$ 1,197,330.75

Location Description:

Scattered sites in Cape Coral.

Activity Description:

Redevelopment of vacant/demolished single-family home sites in the in-fill area of the City of Cape Coral.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Environmental Reviews: None

Activity Supporting Documents: None

Action Plan Comments:

Casal The City is currently in the process of amending its substantial amendment due to cancellation of activity. This office will continue to provide TA in order to ensure the City expedites the process timely in order to ensure they meet NSP obligation, expenditure dates. NEC

Bussey, La Grantee has revised its plan to include the expansion of the areas of greatest needs in the boundaries based on the NSP2-tool. The grantee submitted a substantial amendment to the CDBG Annual Action Plan after the public comment period for 15 days. The grantee noted nine census tracts and maps to support the boundaries expansion for the NSP-1 Program.

Reviewed by: La Vora Bussey 04/16/2010

Matushefske Grantee were advised to update their performance measurements within their Action Plans no later than 02/04/2011 due to system upgrades in DRGR. All activities were reviewed and approved for upgrades to DRGR system and does not require a Substantial Amendment. DM 02/04/2011

Bussey, La The grantee made a minor change of funds from the redevelopment activity of the 25% set aside project to the acquisition activity of the 25% set aside (same project) because acquisition costs were a little more than expected. The grantee made the following revisions:

Reviewed and approved by LBussey 04/28/2011

Project # NSP_APA_3 comprised of Activities NSP 005 and NSP 006 was budgeted as follows:

NSP 005 - 34000

NSP 006 - 1732371

The changes shows the rebudgeted amounts as follows:

NSP005 - 42742.58

NSP006 -1723628.42

Bussey, La The grantee has updated their Action Plan to show the revisions for the following projects - NSP002 and NSP004. The revisions reflect that these projects were used for the purchase assistance program and the acquisition of properties, and that these projects were complete and monies were obligated to the rehabilitation of the properties acquired. The grantee also indicated that this was a clean up activity to show the acquisition and the purchase assistance at completion. The grantee also noted that based on the program income received from the resale acquisition, which may restart with these funds. However, the grantee did indicate that the program funds have been obligated to housing rehabilitation at this time.

Overall, the revisions were notated under Activities NSP002 and NSP004. The grantee indicated that the budget and the line item supports that the activities had been completed and all funding had been obligated.

Reviewed by LBussey 10/11/2011

Bussey, La Activities NSP001 and NSP003 amended Action Plan to include program income earned. Comments were only noted on those two activities. Reviewed by: LBussey 01/19/2012

Bussey, La Grantee has amend budget as the following:
 1) show additional program income
 2) decreased the rehabilitation budget to increase the acquisition budget.
 The grantee's rationale is buying additional foreclosed homes with program income.
 Reviewed and approved by LBussey 02/27/2012

Bussey, La Grantee has revised it Action Plan to reflect program income in the budget. Activities NSP001, NSP003, and NSP004 includes additional program income.
 Reviewed and approved by LBussey 06/19/2012

Bussey, La The Action Plan for NSP1 was revised and resubmitted. Changes were limited only to activities NSP001 and NSP003. The budgets for these activities were increased to reflect program income received. No other changes were made.
 Reviewed and approved by LBussey 10/30/2012

Bussey, La Reviewer La Vora B Bussey - The Action Plan for NSP1 was revised and resubmitted. Changes were limited only to activities NSP003 and NSP004. The budgets for these activities were increased to reflect program income received. No other changes were made. Reviewed and approved by LBussey 01/16/2013

Matushefske The City of Cape Coral entered adjustments to reflect Program Income expected for several activities; NSP001, NSP3003, NSP004. Once program income was entered, the proposed budget amount was not adjusted causing the overall budgeted off ballance. Grantee needs to adjust entries to proposed budget to correct this matter. DM 03/01/2013

Matushefske Grantee made adjustments to the Action Plan to recieve program income in on various activities. the grantee forgot to balance the proposed budget with the overall budget, therefore causing both side unbalance. All corrections were made. DM 03/06/2013

Matushefske Grantee made adjustments to the Action Plan to recieve program income in on various activities. the grantee forgot to balance the proposed budget with the overall budget, therefore causing both side unbalance. All corrections were made. DM 03/06/2013

Bussey, La Reviewer:La Vora Bussey - The City added the program income into its budget under Activities NSP001 and NSP003.

Bussey, La Grantee adjusted budget to include program income for activities NSP001 and NSP003.
 Reviewed and approved by La Vora Bussey 07/24/2013.

Bussey, La Grantee has included the program income received from the sales of NSP homes for activities NSP001 (administration) and NSP003(Rehab/Resale). Reviewed and approved by La Vora Bussey 10/23/2013

Bussey, La The grantee amended the Action Plan for purposes of data clean-up. The grantee indicated the financ mechanism project NSP002 was divided into two projects NSP002 and NSP009. NSP009 has the same strategy, but is soley for persons below 50%AMI. The grantee also indicated they had to split these clients out in order to get credit under the 25% set-aside category. Grantee indicate that these clients previously were not being counted with the 25% set-aside. Reviewed and approved by LBussey 12/23/2013

Bussey, La The City revised its Action Plan to include additional program income received. The program income was posted to activities NSP001 and NSP003.
 Reviewed and approved by La Vora Bussey, April 28, 2014.

Bussey, La The City submitted Action Plan in error, and there were no changes made. AP is returned to City to submit QPR in the first quarter FY 2015.

Reviewed La Vora Bussey 02/05/2015

Bussey, La The City revised its Action Plan to account for additional program income received in NSP001 and NSP003. The City also reallocated funds from rehabilitation to demolition (Action Plan approved activity).

Reviewed and approved by La Vora Bussey 04/03/2015

Bussey, La The City's Action plan was updated to account for program income received. it has been budgeted to the admin activity and rehab activity.

Reviewed and approved by La Vora Bussey 09/29/2015

Bussey, La The City has updated its Action Plan to reflect the program income received quarterly for Administration and Rehabilitation Resale activities, which has increased.

Reviewed and approved by La Vora Bussey on January 26, 2016.

Bussey, La The City indicated that under the NSP1, they increased the administration, acquisition, and rehab/resale budgets to account for proceeds from the sale of property.

Reviewed and approved by La Vora Bussey on 10/20/2016.

Bussey, La Reviewed and approved by La Vora Bussey 10/17/2017

Fernandez, Grantee indicated that there has been no changes to the Action Plan. (EF)

Fernandez, Per grantee no changes were made to the Action Plan. (EF)

Action Plan History

Version	Date
B-08-MN-12-0003 AP#27	11/08/2021
B-08-MN-12-0003 AP#26	08/05/2020
B-08-MN-12-0003 AP#25	07/31/2019
B-08-MN-12-0003 AP#24	07/31/2018
B-08-MN-12-0003 AP#23	10/17/2017
B-08-MN-12-0003 AP#22	10/20/2016
B-08-MN-12-0003 AP#21	01/26/2016
B-08-MN-12-0003 AP#20	09/29/2015
B-08-MN-12-0003 AP#19	04/03/2015
B-08-MN-12-0003 AP#18	02/05/2015
B-08-MN-12-0003 AP#17	02/03/2015
B-08-MN-12-0003 AP#16	10/27/2014
B-08-MN-12-0003 AP#15	07/30/2014
B-08-MN-12-0003 AP#14	04/28/2014
B-08-MN-12-0003 AP#13	12/23/2013
B-08-MN-12-0003 AP#12	10/23/2013



B-08-MN-12-0003 AP#11	07/24/2013
B-08-MN-12-0003 AP#10	06/21/2013
B-08-MN-12-0003 AP#9	03/06/2013
B-08-MN-12-0003 AP#8	01/16/2013
B-08-MN-12-0003 AP#7	10/30/2012
B-08-MN-12-0003 AP#6	06/19/2012
B-08-MN-12-0003 AP#5	04/06/2012
B-08-MN-12-0003 AP#4	02/27/2012
B-08-MN-12-0003 AP#3	01/19/2012
B-08-MN-12-0003 AP#2	10/11/2011
B-08-MN-12-0003 AP#1	04/16/2010

