

Action Plan

Grantee: Coral Springs, FL

Grant: B-08-MN-12-0004

LOCCS Authorized Amount:	\$ 3,378,142.00
Grant Award Amount:	\$ 3,378,142.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 121,521.00
Total Budget:	\$ 3,499,663.00

Funding Sources

Funding Source

CDBG- NSP

Funding Type

Other Federal Funds

Narratives

Areas of Greatest Need:

As of September 2007, there were 859 Coral Springs homes in the pre-foreclosure process. This more than doubled to 2,187 homes by June 2008 and more than tripled to 2,658 in October 2008 with the number of foreclosures continuing to grow more than 12% per month, according to First American CoreLogic. In addition, there were 183 bank-owned properties (meaning the homeowner had lost their homes) by the end of Fiscal Year 2007. The number of bank-owned properties had grown to more than 400 in July 2008 and over 500 in October 2008 according to Foreclosure.com, Broward Clerk of Courts and First American CoreLogic.

Distribution and and Uses of Funds:

As depicted in Table 3 and according to Realtytrac, Coral Springs zip code of 33065 (census tracts 20308, 20302, 20311, 20310, 20313, 20305, and 20309) had the third highest lender owned properties in Broward County. This is due to the high density/population, the amount of sub prime mortgages and abundance of single ownership multifamily properties converting to condominiums.

As of February 5, 2010 the City has amended the target area to include 33076 (census tracts 106.01, 106.02, and 106.03), 33071 (census tracts 203.18, 203.19, 203.20, 203.15, 203.16, 203.17, and 203.22), and 33067 (census tracts 106.04, 106.05, 203.09, and portions of 202.05). The decision to expand the target area are based on the following factors:

- A minimum of 100 purchase offers have been submitted to date for various properties in the NSP target area by applicants with Notices of Eligibility and Awards. The REO market has proven to be extremely competitive, especially in the price range the low- to moderate-income households are allowed to purchase in the program. Most offers submitted by applicants are rejected in lieu of higher bids and cash financing.
- With the slow housing market recovery and increased job loss other areas of the City are impacted by new foreclosed properties.
- Based on the HUD's need factor established for NSP2, all except one of the City's census tracts meet the foreclosure and vacancy score threshold (see attached table and map).

The expansion of the target area will allow the City to reduce the number of residential foreclosures in the City, which is growing at a rate of 12% (First American CoreLogic).



Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
CS- R 04	Rehabilitation (0- 50% AMI)	CS- R04	Rehabilitation -SF Units (50%AMI and below)
CS- R05	Rehabilitation (51%-120% AMI)	CS- R05	Rehabilitation -SF Units (51-120%I AMI)
CS-1	Planning and Administration	CS-1 (City)	Program Administration
		CS-1 (Consultants)	Planning and Administration
CS-PA02	Financing Mechanism 0-50% AMI	CS-PA02	Purchase Assistance- SF Unit (50% AMI and below)
CS-PA03	Financing Mechanism 51-120% AMI	CS-PA03	Purchase Assistance- SF Unit (51% and 120% AMI)
NSP	Neighborhood Stabilization	<i>No activities in this project</i>	



Activities

Project # / Title: CS- R 04 / Rehabilitation (0- 50% AMI)

Grantee Activity Number: CS- R04
Activity Title: Rehabilitation -SF Units (50%AMI and below)

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

CS- R 04

Projected Start Date:

03/03/2009

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.

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Rehabilitation (0- 50% AMI)

Projected End Date:

03/03/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 622,163.00

Other Funds \$ 0.00

Total Funds \$ 622,163.00

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
8	8		100.00
8	8		100.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

8

of Housing Units

8

ELI Households (0-30% AMI)



Activity is being carried out by Grantee:

No

Activity is being carried out through:**Organization carrying out Activity:**

City of Coral Springs1

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

City of Coral Springs1

Organization Type

Unknown

Proposed

\$ 498,865.70

Funding Source Name

CDBG- NSP

Matching Funds

No

Funding Amount

\$ 0.00

Location Description:

The City will focus on properties located in the 33065 (census tracts 20308, 20302, 20311, 20310, 20313, 20305, and 20309), 33067 (census tracts 106.04, 106.05, 203.09, and portions of 202.05), 33071 (census tracts 203.18, 203.19, 203.20, 203.15, 203.16, 203.17, and 203.22), and 33076 (census tracts 106.01, 106.02, and 106.03) zip codes.

Activity Description:

The City is utilizing NSP funds to assist households who received NSP funds to purchase a home, the ability to use additional NSP funds to rehabilitate (including minor repairs and energy efficient improvements) to the home.

Project # / Title: CS- R05 / Rehabilitation (51%-120% AMI)**Grantee Activity Number:**

CS- R05

Activity Title:

Rehabilitation -SF Units (51-120%I AMI)

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

CS- R05

Project Title:

Rehabilitation (51%-120% AMI)

Projected Start Date:

03/03/2009

Projected End Date:

03/03/2013

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:**Total Budget:**

\$ 1,344,571.64



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

Other Funds \$ 0.00
Total Funds \$ 1,344,571.64

Environmental Assessment:
COMPLETED

Benefit Report Type:
Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	28		15	53.57
# of Households	28		15	53.57

Proposed Accomplishments	Total
# of Singlefamily Units	28
# of Housing Units	28
# of Properties	

Activity is being carried out by Grantee:
No

Activity is being carried out through:

Organization carrying out Activity:
City of Coral Springs1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Coral Springs1	Unknown	\$

Location Description:

The City will focus on properties located in the 33065 (census tracts 20308, 20302, 20311, 20310, 20313, 20305, and 20309), 33067 (census tracts 106.04, 106.05, 203.09, and portions of 202.05), 33071 (census tracts 203.18, 203.19, 203.20, 203.15, 203.16, 203.17, and 203.22), and 33076 (census tracts 106.01, 106.02, and 106.03) zip codes.

Activity Description:

The City is utilizing NSP funds to assist households who received NSP funds to purchase a home the ability to use additional NSP funds to rehabilitate (including minor repairs and energy efficient improvements) to the home

Project # / Title: CS-1 / Planning and Administration

Grantee Activity Number: CS-1 (City)
Activity Title: Program Administration



Activity Type:

Administration

Project Number:

CS-1

Projected Start Date:

03/03/2009

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:**Activity Status:**

Under Way

Project Title:

Planning and Administration

Projected End Date:

03/03/2013

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:****Total Budget:** \$ 99,587.66**Other Funds** \$ 0.00**Total Funds** \$ 99,587.66**Benefit Report Type:**

NA

Activity is being carried out by Grantee:

No

Activity is being carried out through:**Organization carrying out Activity:**

City of Coral Springs1

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

City of Coral Springs1

Organization Type

Unknown

Proposed

\$ 108,100.44

Funding Source Name

CDBG- NSP

Matching Funds

No

Funding Amount

\$ 0.00

Location Description:

N/A

Activity Description:

Overall Administration of the Neighborhood Stabilization Program





Grantee Activity Number:	CS-1 (Consultants)
Activity Title:	Planning and Administration

Activity Type:

Administration

Project Number:

CS-1

Projected Start Date:

03/03/2009

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:**Activity Status:**

Under Way

Project Title:

Planning and Administration

Projected End Date:

03/03/2013

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

Total Budget:	\$ 229,210.00
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Other Funds	\$ 0.00
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Total Funds	\$ 229,210.00
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Benefit Report Type:

NA

Activity is being carried out by Grantee:

No

Activity is being carried out through:**Organization carrying out Activity:**

Community Redevelopment Associates of Florida, Inc.

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

Community Redevelopment Associates of Florida, Inc.

Organization Type

Unknown

Proposed

\$ 229,713.56

Location Description:

N/A

Activity Description:

Plan and implement activities under the neighborhood stabilization program



Project # / Title: CS-PA02 / Financing Mechanism 0-50% AMI

Grantee Activity Number: CS-PA02
Activity Title: Purchase Assistance- SF Unit (50% AMI and below)

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

CS-PA02

Projected Start Date:

03/03/2009

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.

Environmental Assessment:

EXEMPT

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Financing Mechanism 0-50% AMI

Projected End Date:

03/03/2013

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:****Total Budget:** \$ 347,392.00**Other Funds** \$ 0.00**Total Funds** \$ 347,392.00**Proposed Beneficiaries**

Owner Households

Total

8

Low

8

Mod**Low/Mod%**

100.00

of Households

8

8

100.00

Proposed Accomplishments

of Singlefamily Units

Total

8

of Housing Units

8



Activity is being carried out by Grantee:

No

Activity is being carried out through:**Organization carrying out Activity:**City of Coral Springs¹**Proposed budgets for organizations carrying out Activity:****Responsible Organization**City of Coral Springs¹**Organization Type**

Unknown

Proposed

\$ 347,393.00

Funding Source Name

CDBG- NSP

Matching Funds

No

Funding Amount

\$ 0.00

Location Description:

The City will focus on properties located in the 33065 (census tracts 20308, 20302, 20311, 20310, 20313, 20305, and 20309), 33067 (census tracts 106.04, 106.05, 203.09, and portions of 202.05), 33071 (census tracts 203.18, 203.19, 203.20, 203.15, 203.16, 203.17, and 203.22), and 33076 (census tracts 106.01, 106.02, and 106.03) zip codes.

Activity Description:

This activity sets aside funds for households at 0 – 50% of the area median income (AMI). The activity is designed to address the abundance of vacant foreclosed properties in the City by facilitating the purchase of them by qualified low income buyers. It will also address the need of high cost and subprime loans in priority neighborhoods. Only conventional, FHA and other approved loan products with responsible lending guidelines are permitted.

Project # / Title: CS-PA03 / Financing Mechanism 51-120% AMI**Grantee Activity Number: CS-PA03****Activity Title: Purchase Assistance- SF Unit (51% and 120% AMI)****Activity Type:**

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

CS-PA03

Project Title:

Financing Mechanism 51-120% AMI

Projected Start Date:

03/03/2009

Projected End Date:

03/03/2013

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:

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

Environmental Assessment:

EXEMPT

Total Budget:

\$ 856,738.00

Other Funds

\$ 0.00

Total Funds

\$ 856,738.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	28		15	53.57
# of Households	28		15	53.57

Proposed Accomplishments

	Total
# of Singlefamily Units	28
# of Housing Units	28

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Coral Springs1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Coral Springs1

Organization Type

Unknown

Proposed

\$ 856,738.00

Location Description:

The City will focus on properties located in the 33065 (census tracts 20308, 20302, 20311, 20310, 20313, 20305, and 20309), 33067 (census tracts 106.04, 106.05, 203.09, and portions of 202.05), 33071 (census tracts 203.18, 203.19, 203.20, 203.15, 203.16, 203.17, and 203.22), and 33076 (census tracts 106.01, 106.02, and 106.03) zip codes.

Activity Description:

This activity set asides funds for household at 51-120% of the area median income (AMI). The activity is designed to address the abundance of vacant foreclosed properties in the City by facilitating the purchase of them by qualified low, moderate and middle income buyers.

Action Plan Comments:

- Reviewer - There has been an overall 31% decrease in the number of families to be served as a result of increasing the subsidy per unit. This degree of change in the program warrants a substantial change amendment based on the City's Citizen Participation Plan and needs to be advertised in a local newspaper and on the City's web site before this plan amendment can be accepted. DT
- Reviewer - This resubmission brings the number of households to be served by activity back to the original approved plan numbers. The City anticipates submitting for a plan amendment after the Quarterly Performance Report is submitted. DT
- Reviewer - Action Plan is being returned for corrections that grantee would like to make. Activity total does not match grant total. 12/14/09 DT
- Reviewer - This substantial amendment has appropriate Citizen Participation documentation along with approval from City Commission. DT 12/30/2009.
- Reviewer - Activity total is \$.20 lower than grant amount. DT 12/30/2009.
- Reviewer - Corrections have been made to the extent that the grantee has control. Prior comments regarding Activity Amounts in charts reference matching funds which the grantee is not providing. DT 12/30/2009.
- Reviewer - Areas of greatest need have been expanded to allow for meeting the stabilization needs of the City, provide for additional opportunities for properties to be purchased and included in the program, and to increase the possibilities of meeting time frame objectives in completing the program. Additional tracts include:
- In zip code 33076 - 106.01, 106.02, 106.03
 In zip code 33071 - 203.18, 203.19, 203.20, 203.15, 203.16, 203.17, 203.22
 In zip code 33076 - 106.04, 106.05, 103.05, 203.09 and portions of 202.05.
 DT 2/10/10
- Reviewer - This substantial plan amendment is being rejected at the request of the grantee to make corrections in the submission. DT 4/23/10
- Reviewer - The plan is being approved with the understanding that there needs to be a \$0.30 reconciliation which the grantee has not been able to manage through the system. DT 4/29/10
- Reviewer - Changes made to increase budgets needed for home repair in an overall amount of \$100,573.25. These changes do not require a substantial amendment. DT 9/3/2010.
- Reviewer - Total budget changes are as follows:
- | | |
|-------------------|---------------|
| CS-R04 | \$1,723.00 |
| CS-R05 | (\$85,287.00) |
| CS-1 (City) | 0 |
| CS-1 (Consultant) | 0 |
| CS-PA)2 | (\$1,723.00) |
| CS-PA03 | \$85,287.00 |
- Reviewer - City is prepared to close program. DT 3/1/13
- Reviewer - The City received \$121,521 in Program Income. This is the only change for this amendment. This amendment is being approved, but the City does need to submit a budget as to how the program income will be expended for the next amendment. DT 1/27/2015.

Reviewer - No change. DT 8/20/2015

Action Plan History

Version

Date

B-08-MN-12-0004 AP#1	08/20/2015
B-08-MN-12-0004 AP#2	01/27/2015
B-08-MN-12-0004 AP#3	03/01/2013
B-08-MN-12-0004 AP#4	03/27/2011
B-08-MN-12-0004 AP#5	04/29/2010

