

# Action Plan

**Grantee:** Deerfield Beach, FL

**Grant:** B-08-MN-12-0005

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<b>LOCCS Authorized Amount:</b>	\$ 2,005,699.00
<b>Grant Award Amount:</b>	\$ 2,005,699.00
<b>Status:</b>	Reviewed and Approved
<b>Estimated PI/RL Funds:</b>	\$ 489,021.67
<b>Total Budget:</b>	\$ 2,494,720.67

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## Funding Sources

Funding Source	Funding Type
Neighborhood Stabilization Program	Other Federal Funds

## Narratives

### Areas of Greatest Need:

Properties abandoned due to foreclosure

### Distribution and and Uses of Funds:

Will serve the following City of Deerfield Beach areas of greatest need: 50% or below of AMI identified by census tracts 102, 103.01, 103.03, 103.04, 104.02, 104.03, 107.01, 107.02 51% to 120% of AMI identified by census tracts 101.01, 101.02, 102, 103.01, 103.03, 104.0, 104.01, 104.02, 104.03, 104.04, 107.01 & 107.02

The City Commission approved a Substantial amendment to reallocate a total of \$424,870.90 in NSP funds from the \$1,225,242.00 Acquisition greater than or equal to 51% of AMI budget as follows: Financing Mechanism greater than or equal to 51% of AMI increased by \$161,537.65; Financing Mechanism Less than or equal to 50% of AMI increase by \$163,333.25 and Acquisition less than or equal to 50% of AMI by \$100,000.

Final amendment was approved by City commission on 1/15/2013.

As well as an Activity Scope amendment as follows: First Time Home Buyers will be eligible for soft second mortgages subsidies subject to recapture and affordability provisions based on the following:

Mortgage Amount	Affordability/Recapture Term
< \$15,000	5 Years
\$15,000 - \$40,000	10 Years
>\$40,000	15 Years

Soft seconds will be in the form of a credit to the Homebuyer and will be represented in the mortgage and note subject to pro rated recapture provisions. HUD has advised the City of Deerfield Beach that Home Buyers that are purchasing foreclosed, abandoned/short sale properties are eligible for down payment/principal reduction and closing cost assistance.

### Definitions and Descriptions:



**Low Income Targeting:**

**Acquisition and Relocation:**

**Public Comment:**

A final amendment was completed January 15, 2013 for the City's NSP1 program. The amendment allowed for a budget adjustment. The 15-day public comment period commenced December 23, 2012 and ended January 7, 2013. A copy of the NSP application is located at the Community Development Division, at 227 N.W. 2nd Street Deerfield Beach, Florida 33441.

In addition, the NSP substantial amendment has been posted to the City's website at <http://www.deerfield-beach.com/>. Citizens are encouraged to comment upon the proposed substantial amendments to the above referenced NSP activities.

Prior to adoption, the City of Deerfield Beach Commission will hold a public hearing on the proposed amendments to the FY 2008 Action Plan. The public hearing took on January 15, 2013 at 7:00 p.m. in the Commission Chambers at City Hall, located at Commission Chambers at City Hall, 150 NE 2nd Avenue, Deerfield Beach, Florida 33441. Interested parties are encouraged to attend and participate. No comments were received.

## Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
1	Administration	DF05A	Program Administration
2	Acquisition & Rehab of foreclosed	DF05AQ DF05AQ1	Acquisition & Rehab - Single Family Homes (LH 25%) Acquisition and rehab of Single Family for Resale
3	Financing Mechanism	DF05DA DF05DA1	Financial Assistance (LH 25%) Financial Assistance (LMMI)
4	Redevelopment	DF05RD1	Redevelopment
9999	Restricted Balance	<i>No activities in this project</i>	



# Activities

**Project # / Title:** 1 / Administration

**Grantee Activity Number:** DF05A  
**Activity Title:** Program Administration

**Activity Type:**

Administration

**Project Number:**

1

**Projected Start Date:**

04/07/2009

**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:**

Administration

**Projected End Date:**

10/07/2010

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

<b>Total Budget:</b>	\$ 169,338.40
<b>Other Funds</b>	\$ 0.00
<b>Total Funds</b>	\$ 169,338.40

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Deerfield Beach1

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

**Responsible Organization**

City of Deerfield Beach1

**Organization Type**

Unknown

**Proposed**

\$ 200,569.90

**Funding Source Name**

Neighborhood Stabilization Program

**Matching Funds**

No

**Funding Amount**

\$ 0.00



**Location Description:**

Community Development Division offices located at 533 South Dixie Highway, Suite #101, Deerfield Beach, FL 33441

**Activity Description:**

City of Deerfield Beach planning and administration of the NSP program and all related activities

**Project # / Title: 2 / Acquisition & Rehab of foreclosed properties**

**Grantee Activity Number: DF05AQ**  
**Activity Title: Acquisition & Rehab - Single Family Homes (LH 25%)**

**Activity Type:**  
Acquisition - general

**Project Number:**  
2

**Projected Start Date:**  
04/07/2009

**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:**  
Acquisition & Rehab of foreclosed

**Projected End Date:**  
10/07/2010

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,046,521.45  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 1,046,521.45

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
<b># Owner Households</b>	6	6		100.00
<b># of Households</b>	6	6		100.00

**Proposed Accomplishments**

	<b>Total</b>
<b># of Singlefamily Units</b>	6
<b># of Housing Units</b>	6



**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Deerfield Beach1

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

Responsible Organization	Organization Type	Proposed
City of Deerfield Beach1	Unknown	\$ 324,758.00

**Location Description:**

City of Deerfield Beach areas of greatest need identified in census tracts:102, 103.01, 103.03, 103.04, 104.02, 104.03, 107.01 and 107.02

**Activity Description:**

The City of Deerfield Beach will purchase foreclosed properties in areas of greatest need 50% or below AMI at a discounted price and rehabilitate/redevelop for resale to First Time Home Buyers.

The City Commission approved a Substantial Amendment to reallocate a total of \$100,000.00 in NSP funds from the \$1,225,242.00 Acquisition greater than or equal to 51% of AMI budget.

As well as an Activity Scope amendment as follows: First Time Home Buyers will be eligible for soft second mortgages subsidies subject to recapture and affordability provisions based on the following:

Mortgage Amount	Affordability/Recapture Term
< \$15,000	5 Years
\$15,000 - \$40,000	10 Years
>\$40,000	15 Years

Soft seconds will be in the form of a credit to the Homebuyer and will be represented in the mortgage and note subject to pro rated recapture provisions. HUD has advised the City of Deerfield Beach that Home Buyers that are purchasing foreclosed, abandoned/short sale properties are eligible for down payment/principal reduction and closing cost assistance.



**Grantee Activity Number:** DF05AQ1  
**Activity Title:** Acquisition and rehab of Single Family for Resale

**Activity Type:**  
 Acquisition - general

**Project Number:**  
 2

**Projected Start Date:**  
 04/07/2009

**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:**  
 EXEMPT

**Benefit Report Type:**  
 Direct (Households)

**Activity Status:**  
 Under Way

**Project Title:**  
 Acquisition & Rehab of foreclosed

**Projected End Date:**  
 10/07/2010

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 504,083.31

**Other Funds:** \$ 0.00

**Total Funds:** \$ 504,083.31

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	3		3	100.00
# of Households	3		3	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	3
# of Housing Units	3
# of Properties	3

**Activity is being carried out by Grantee:**  
 No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 City of Deerfield Beach1

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

Responsible Organization	Organization Type	Proposed
City of Deerfield Beach1	Unknown	\$ 464,758.00



**Location Description:**

City of Deerfield Beach areas of greatest need identified in census tracts: 101.01, 101.02, 102, 103.01, 103.03,104, 104.01, 104.02, 104.03, 104.04, 107.01 and 107.02

**Activity Description:**

The City of Deerfield Beach will purchase foreclosed properties in areas of greatest need >= 51% AMI at a discounted price and rehabilitate/redevelop for resale to First Time Home Buyers

The City Commission approved a Substantial amendment to reallocate a total of \$424,870.90 in NSP funds from the \$1,225,242.00 Acquisition greater than or equal to 51% of AMI budget as follows: Financing Mechanism greater than or equal to 51% of AMI increased by \$161,537.65; Financing Mechanism Less than or equal to 50% of AMI increase by \$163,333.25 and Acquisition less than or equal to 50% of AMI by \$100,000

As well as an Activity Scope amendment as follows: First Time Home Buyers will be eligible for soft second mortgages subsidies subject to recapture and affordability provisions based on the following:

Mortgage Amount	Affordability/Recapture Term
< \$15,000	5 Years
\$15,000 - \$40,000	10 Years
>\$40,000	15 Years

Soft seconds will be in the form of a credit to the Homebuyer and will be represented in the mortgage and note subject to pro rated recapture provisions. HUD has advised the City of Deerfield Beach that Home Buyers that are purchasing foreclosed, abandoned/short sale properties are eligible for down payment/principal reduction and closing cost assistance.

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**Project # / Title: 3 / Financing Mechanism**

**Grantee Activity Number: DF05DA**  
**Activity Title: Financial Assistance (LH 25%)**

**Activity Type:**  
Homeownership Assistance to low- and moderate-income

**Project Number:**  
3

**Projected Start Date:**  
04/07/2009

**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:**  
Financing Mechanism

**Projected End Date:**  
10/07/2010

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

<b>Total Budget:</b>	\$ 151,108.00
<b>Other Funds</b>	\$ 0.00
<b>Total Funds</b>	\$ 151,108.00

**Environmental Assessment:**

EXEMPT

**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:**

City of Deerfield Beach1

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

Responsible Organization	Organization Type	Proposed
City of Deerfield Beach1	Unknown	\$ 151,108.00

**Location Description:**

City of Deerfield Beach areas of greatest need identified in census tracts: 102, 103.01, 103.03, 104.02, 104.03, 107.01 and 107.02

**Activity Description:**

First Time Home Buyers will be eligible for soft 2nd mortgage subsidies subject to recapture and affordability provisions. The money will be sure for downpayment and closing cost assistance to make the home affordable for Very Low income persons. The City Commission approved a Substantial amendment to reallocate a total of \$163,333.25 in NSP funds from the \$1,225,242.00 Acquisition greater than or equal to 51% of AMI budget to this Activity. As well as an Activity Scope amendment as follows: First Time Home Buyers will be eligible for soft second mortgages subsidies subject to recapture and affordability provisions based on the following:

Mortgage Amount	Affordability/Recapture Term
< \$15,000	5 Years
\$15,000 - \$40,000	10 Years
>\$40,000	15 Years

Soft seconds will be in the form of a credit to the Homebuyer and will be represented in the mortgage and note subject to pro rated recapture provisions. HUD has advised the City of Deerfield Beach that Home Buyers that are purchasing foreclosed, abandoned/short sale properties are eligible for down payment/principal reduction and closing cost assistance.





**Grantee Activity Number:** DF05DA1  
**Activity Title:** Financial Assistance (LMMI)

**Activity Type:**  
 Homeownership Assistance to low- and moderate-income

**Project Number:**  
 3

**Projected Start Date:**  
 04/07/2009

**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:**  
 EXEMPT

**Benefit Report Type:**  
 Direct (Households)

**Activity Status:**  
 Under Way

**Project Title:**  
 Financing Mechanism

**Projected End Date:**  
 10/07/2010

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 483,669.51

**Other Funds:** \$ 0.00

**Total Funds:** \$ 483,669.51

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:**  
 City of Deerfield Beach1

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

Responsible Organization	Organization Type	Proposed
City of Deerfield Beach1	Unknown	\$ 240,000.00



**Location Description:**

City of Deerfield Beach areas of greatest need identified in census tracts: 101.01, 101.02, 102, 103.01, 103.03,104.0, 104.01, 104.02, 104.03, 104.04, 107.01 and 107.02

**Activity Description:**

First Time Home Buyers will be eligible for soft 2nd mortgage subsidies subject to recapture and affordability provisions. The money will be used for down payment and closing cost assistance to make the home affordable for Low and Moderate Income persons.

The City Commission approved a Substantial amendment to reallocate NSP funds from the \$1,225,242.00 Acquisition greater than or equal to 51% of AMI budget as follows: Financing Mechanism greater than or equal to 51% of AMI increased by \$161,537.65.

As well as an Activity Scope amendment as follows: First Time Home Buyers will be eligible for soft second mortgages subsidies subject to recapture and affordability provisions based on the following:

Mortgage Amount	Affordability/Recapture Term
< \$15,000	5 Years
\$15,000 - \$40,000	10 Years
>\$40,000	15 Years

Soft seconds will be in the form of a credit to the Homebuyer and will be represented in the mortgage and note subject to pro rated recapture provisions. HUD has advised the City of Deerfield Beach that Home Buyers that are purchasing foreclosed, abandoned/short sale properties are eligible for down payment/principal reduction and closing cost assistance.

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**Project # / Title: 4 / Redevelopment**

**Grantee Activity Number: DF05RD1**  
**Activity Title: Redevelopment**

**Activity Type:**  
Rehabilitation/reconstruction of residential structures

**Project Number:**  
4

**Projected Start Date:**  
06/22/2011

**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:**

**Activity Status:**  
Under Way

**Project Title:**  
Redevelopment

**Projected End Date:**  
11/30/2012

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 140,000.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 140,000.00



**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Owner Households	1	1		100.00
# of Households	1	1		100.00

**Proposed Accomplishments**

	<b>Total</b>
# of Singlefamily Units	1
# of Housing Units	1

**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees and Contractors

**Organization carrying out Activity:**

City of Deerfield Beach, Florida

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

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed</b>
City of Deerfield Beach, Florida	Local Government	\$ 140,000.00

**Location Description:**

**Activity Description:**

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**Action Plan Comments:**



## Action Plan History

Version	Date
B-08-MN-12-0005 AP#1	06/01/2015
B-08-MN-12-0005 AP#2	09/27/2013
B-08-MN-12-0005 AP#3	02/19/2013
B-08-MN-12-0005 AP#4	11/16/2011
B-08-MN-12-0005 AP#5	07/19/2010

