

Action Plan

Grantee: Jacksonville-Duval, FL

Grant: B-08-UN-12-0007

LOCCS Authorized Amount:	\$ 26,175,317.00
Grant Award Amount:	\$ 26,175,317.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 2,902,407.38
Total Budget:	\$ 29,077,724.38

Funding Sources

Funding Source	Funding Type
Neighborhood Stabilization Program	Other Federal Funds

Narratives

Areas of Greatest Need:

Data for the number of foreclosures within the Jacksonville Metropolitan Statistical Area (MSA) for 2007 and the first quarter of 2008 show that at least 51% of the area's foreclosures resulted in the loss of owner-occupied housing and 49% of the foreclosures resulted in loss of rental housing. A review of this data revealed that Census Tracts with the greatest percentage of foreclosures, highest percentage of sub-prime mortgage related loans, and most likely to face a significant rise in foreclosures were concentrated in the quadrant northwest of the core City and in the south central part of the County. The City of Jacksonville also used foreclosure information available from the Clerk of Court and Home Mortgage Disclosure Act (HMDA) data to identify areas of greatest need.

The City of Jacksonville published a Request for Proposals to procure services in the following categories: Management Consulting, Marketing & Public Relations, Property Developers (single-family), Appraisal & Valuation Services, Title & Closing Services, Environmental Engineering, Construction Management, Property Developers (multi-family), Property Management, Housing Counselors and Land Banking. These partners will assist the City in implementing the following NSP eligible activities: Acquisition, Rehabilitation, Resale (Homeownership), Acquisition and Rehabilitation (Multi-Family), Demolition and Clearance, Land Banking, Financing Mechanisms and Redevelopment. All of these activities will serve income-eligible LMMI households. Funding will be provided to program participants on a reimbursement basis only. It is estimated that program activities will be complete by December 31, 2012.

Entities selected for participation in the competitive procurement process are as follows: Management Consultants (Prosser Hallock Planners & Engineers, Local Initiatives Support Corporation and Langton and Associates), Marketing & Public Relations (Scott-McRae Advertising), Single-Family Property Developers (Greater Jacksonville Communities, Operation New Hope, Northwest Jacksonville CDC, Grace & Truth CDC, HabiJax, Metro North CDC, Rene Dostie Company, Housing Partnership of NE Florida, Cesery Company, Renaissance Design Build / War on Poverty, Kendale Land Development, Riverside Avondale Development Organization, Wealth Watchers, Second Chance Help Center and Helpful Citizens CDC), Appraisal & Valuation Services (Ennis & Mullen, Hollis Appraisals, Inc., JVI Appraisal Division, LLC), Title & Closing Services (Title Clearinghouse and Michael A. Altes), Environmental Engineering (Aerostar Environmental Services, Inc.), Construction Management (Montgomery Land Company), Multi-Family Developers (Gateway Community Services, Ability Housing, Housing Partnership of NE Florida, Sulzbacher Center, Operation New Hope, Renaissance Design Build / War on Poverty, Northwest Jacksonville CDC, Cesery Company and Wealth Watchers). All property development projects will be awarded on a first-come, first-served basis as eligible projects are brought forward.

Distribution and Uses of Funds:

The City of Jacksonville/Duval County developed a list of target areas for the Neighborhood Stabilization Program based above cited census tract data analysis, for the targeting of Neighborhood Stabilization Resources to zip codes 32206, 32208, 32209, 32244, and 32254 that include the city's Enterprise and Empowerment Zones and which have established neighborhood organizations and other efforts assisted by the City. Activities, individually and in combination, proposed in the City's approved



plan for the targeted areas will ultimately stabilize them through the reduction of vacant or abandoned units and related impacts on crime reduction, decrease in the rate of deterioration, increased property values and tax base stabilization. The City of Jacksonville plans on spending the NSP funding as follows: Administration (\$2,617,530), Acquisition, Rehabilitation & Resale (Homeownership) (\$9,764,199), Acquisition and Rehabilitation Multi-Family (\$7,286,278), Demolition and Clearance (\$1,000,000), Land Banking (\$1,720,369.33), Financing Mechanisms (\$1,993,352.67) and Redevelopment (\$1,793,588) Of these expenditures, \$7,286,278 of the Multi-Family funding will be targeted to households at 50% AMI and below. It is anticipated that the NSP funding will result in the creation of 74 units of homeownership, 52 units of rental housing (52 units at 50% and below), 125 demolished structures (land to be recycled into housing units), 79 units land banked, 56 units of financing assistance and 19 redeveloped housing units.

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>	
NSP001	NSP Planning & Administration	NSP001-001	NSP Planning & Administration - COJ
		NSP001-002	ZZ CANCELLED - DO NOT USE
		NSP001-003	
		NSP001-004	
		NSP001-005	
NSP002	NSP Acquisition, Rehabilitation &	NSP002-000	Rehabilitation of Foreclosed Properties for Resale
		NSP002-001	Acquisition of Foreclosed Single-Family Units
		NSP002-016	ZZ CANCELLED - DO NOT USE
		NSP002-018	
		NSP002-019	
		NSP002-020	
NSP003	NSP Acquisition, Rehabilitation &	NSP003-000	Acquisition, Rehabilitation, Resale - Rental (50%)
NSP004	NSP Financing Mechanisms	NSP004-001	Financing Mechanisms
NSP005	NSP Land Banking	NSP005-001	Land Banking
NSP006	NSP Demolition & Clearance	NSP006-001	Demolition and Clearance
NSP007	NSP Redevelopment	NSP007-001	Redevelopment



Activities

Project # / Title: NSP001 / NSP Planning & Administration

Grantee Activity Number: NSP001-001
Activity Title: NSP Planning & Administration - COJ

Activity Type:

Administration

Project Number:

NSP001

Projected Start Date:

02/15/2009

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:

NSP Planning & Administration

Projected End Date:

09/30/2018

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,895,338.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 2,895,338.00

Benefit Report Type:

NA

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Jacksonville, Housing & Neighborhoods Department

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Jacksonville, Housing & Neighborhoods Department

Organization Type

Unknown

Proposed Budget

\$ 2,895,338.00

Location Description:



This activity will be carried out in and on behalf of the target areas.

Activity Description:

Administrative activities associated with the implementation and management of the Neighborhood Stabilization Program. In addition, this strategy will capture planning and pre-award costs.

Environmental Assessment: EXEMPT

Environmental Reviews: None



Grantee Activity Number: NSP001-002
Activity Title: ZZ CANCELLED - DO NOT USE

Activity Type:

Administration

Project Number:

NSP001

Projected Start Date:

02/15/2009

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)

Benefit Report Type:

NA

Activity Status:

Completed

Project Title:

NSP Planning & Administration

Projected End Date:

01/01/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Prosser Hallock Planners & Engineers

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Prosser Hallock Planners & Engineers

Organization Type

Unknown

Proposed Budget

\$ 0.00

Location Description:

This activity will be carried out in and on behalf of the target areas.

Activity Description:

This activity has been cancelled and moved to the master administration activity NSP001-001.



Environmental Assessment:

Environmental Reviews: None



Grantee Activity Number: NSP001-003
Activity Title: ZZ CANCELLED - DO NOT USE

Activity Type:

Administration

Project Number:

NSP001

Projected Start Date:

02/15/2009

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)

Benefit Report Type:

NA

Activity Status:

Completed

Project Title:

NSP Planning & Administration

Projected End Date:

01/01/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Local Initiatives Support Corporation (LISC)

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Local Initiatives Support Corporation (LISC)

Organization Type

Unknown

Proposed Budget

\$ 0.00

Funding Source Name

Neighborhood Stabilization Program

Matching Funds

No

Funding Amount

\$ 0.00

Location Description:

This activity will be carried out in and on behalf of the target areas.

Activity Description:

This activity has been cancelled and moved to the master administration activity NSP001-001.



Environmental Assessment:

Environmental Reviews: None



Grantee Activity Number: NSP001-004
Activity Title: ZZ CANCELLED - DO NOT USE

Activity Type:

Administration

Project Number:

NSP001

Projected Start Date:

02/15/2009

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)

Benefit Report Type:

NA

Activity Status:

Completed

Project Title:

NSP Planning & Administration

Projected End Date:

01/01/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Langton Associates, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Langton Associates, Inc.

Organization Type

Unknown

Proposed Budget

\$ 0.00

Location Description:

This activity will be carried out in and on behalf of the target areas.

Activity Description:

This activity has been cancelled and moved to the master administration activity NSP001-001.



Environmental Assessment:

Environmental Reviews: None



Grantee Activity Number: NSP001-005
Activity Title: ZZ CANCELLED - DO NOT USE

Activity Type:

Administration

Project Number:

NSP001

Projected Start Date:

02/15/2009

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:

Completed

Project Title:

NSP Planning & Administration

Projected End Date:

01/01/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

NA

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Scott-McRae Advertising

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Scott-McRae Advertising

Organization Type

Unknown

Proposed Budget

\$ 0.00

Location Description:

This activity will be carried out in and on behalf of the target areas.

Activity Description:

This activity has been cancelled and moved to the master administration activity NSP001-001.



Environmental Assessment:

Environmental Reviews: None

Project # / Title: NSP002 / NSP Acquisition, Rehabilitation & Resale - Single

Grantee Activity Number: NSP002-000
Activity Title: Rehabilitation of Foreclosed Properties for Resale

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP002

Projected Start Date:

02/15/2009

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:

NSP Acquisition, Rehabilitation & Resale -

Projected End Date:

09/30/2018

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 5,732,839.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 5,732,839.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	74		74	100.00
# of Households	74		74	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	74
# of Housing Units	74



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Jacksonville, Housing & Neighborhoods Department

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Jacksonville, Housing & Neighborhoods Department	Unknown	\$ 5,732,839.00

Location Description:

This activity will be carried out in the target areas as outlined in the plan.

Activity Description:

Housing partners will rehabilitate single family units for homeownership resale. The City will provide a 0% deferred payment loan that will be repaid upon the sale of the unit to an income-eligible household, at which time the grant will be repaid based upon the calculation of affordability.

Environmental Assessment:

Environmental Reviews: None

Grantee Activity Number: NSP002-001
Activity Title: Acquisition of Foreclosed Single-Family Units

Activity Type:

Acquisition - general

Project Number:

NSP002

Projected Start Date:

02/15/2009

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:

NSP Acquisition, Rehabilitation & Resale -

Projected End Date:

09/30/2018

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 4,306,451.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 4,306,451.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

of Households

Total	Low	Mod	Low/Mod%
			0.0
			0.0

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total acquisition compensation to owners

of Parcels acquired by admin settlement

of Parcels acquired by condemnation

of buildings (non-residential)

of Properties

Total



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Jacksonville, Housing & Neighborhoods Department

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Jacksonville, Housing & Neighborhoods Department	Unknown	\$ 4,306,451.00

Location Description:

This activity will be carried out in the following targeted zip codes: 32206, 32208, 32209, 32244 and 32254. Actual unit production will be reported under Rehabilitation.

Activity Description:

The developer will identify and purchase foreclosed homes from the REO listings of foreclosed properties in the five targeted zip codes. These units will be purchased for homeownership resale. Any required rehabilitation of the units will be performed under the Rehabilitation activity.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: NSP002-016
Activity Title: ZZ CANCELLED - DO NOT USE

Activity Type:
 Acquisition - general

Project Number:
 NSP002

Projected Start Date:
 02/15/2009

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:
 Completed
Project Title:
 NSP Acquisition, Rehabilitation & Resale -
Projected End Date:
 01/01/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 0.00

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Households				0.0
Proposed Accomplishments	Total			
# of Housing Units				
# of Properties				

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Ennis Appraisal Associates, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Ennis Appraisal Associates, Inc.	Unknown	\$ 0.00

Location Description:
 This activity will be carried out in the following targeted zip code 32244.

Activity Description:

This activity has been cancelled and moved to the master acquisition activity NSP002-001.

Environmental Assessment:

Environmental Reviews: None



Grantee Activity Number: NSP002-018
Activity Title: ZZ CANCELLED - DO NOT USE

Activity Type:
 Acquisition - general

Project Number:
 NSP002

Projected Start Date:
 02/15/2009

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:
 Completed
Project Title:
 NSP Acquisition, Rehabilitation & Resale -
Projected End Date:
 01/01/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 0.00

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Households				0.0
Proposed Accomplishments	Total			
# of Housing Units				
# of Properties				

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 JVI Appraisal Division, LLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
JVI Appraisal Division, LLC	Unknown	\$ 0.00

Location Description:
 This activity will be carried out in the following targeted zip codes: 32206, 32208 and 32209.

Activity Description:

This activity has been cancelled and moved to the master acquisition activity NSP002-001.

Environmental Assessment:

Environmental Reviews: None



Grantee Activity Number: NSP002-019
Activity Title: ZZ CANCELLED - DO NOT USE

Activity Type:
 Acquisition - general

Project Number:
 NSP002

Projected Start Date:
 02/15/2009

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:
 Completed
Project Title:
 NSP Acquisition, Rehabilitation & Resale -
Projected End Date:
 01/01/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 0.00

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Households				0.0
Proposed Accomplishments	Total			
# of Housing Units				
# of Properties				

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Title Clearinghouse of Jacksonville, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Title Clearinghouse of Jacksonville, Inc.	Unknown	\$ 0.00

Location Description:
 This activity will be carried out in the following targeted zip codes: 32206, 32208 and 32254.

Activity Description:

This activity has been cancelled and moved to the master acquisition activity NSP002-001.

Environmental Assessment:

Environmental Reviews: None



Grantee Activity Number: NSP002-020
Activity Title: ZZ CANCELLED - DO NOT USE

Activity Type:
 Acquisition - general

Project Number:
 NSP002

Projected Start Date:
 02/15/2009

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:
 Completed
Project Title:
 NSP Acquisition, Rehabilitation & Resale -

Projected End Date:
 01/01/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 0.00

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Households				0.0
Proposed Accomplishments	Total			
# of Housing Units				
# of Properties				

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Michael A. Altes

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Michael A. Altes	Unknown	\$ 0.00

Location Description:
 This activity will be carried out in the following targeted zip codea: 32244 and 32209.

Activity Description:

This activity has been cancelled and moved to the master acquisition activity NSP002-001.

Environmental Assessment:

Environmental Reviews: None



Grantee Activity Number: NSP002-022
Activity Title: ZZ CANCELLED - DO NOT USE

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP002

Projected Start Date:

02/15/2009

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:

Completed

Project Title:

NSP Acquisition, Rehabilitation & Resale -

Projected End Date:

01/01/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
			0.0

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Montgomery Land Company

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Montgomery Land Company

Organization Type

Unknown

Proposed Budget

\$ 0.00

Location Description:



This activity will be carried out in the following targeted zip codes: 32206, 32208, 32209, 32244 and 32254.

Activity Description:

This activity has been cancelled and moved to the master rehabilitation activity NSP002-000.

Environmental Assessment:

Environmental Reviews: None

Project # / Title: NSP003 / NSP Acquisition, Rehabilitation & Resale - Multi-

Grantee Activity Number: NSP003-000
Activity Title: Acquisition, Rehabilitation, Resale - Rental (50%)

Activity Type:
Rehabilitation/reconstruction of residential structures

Project Number:
NSP003

Projected Start Date:
02/15/2009

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.

Benefit Report Type:
Direct (Households)

Activity Status:
Under Way
Project Title:
NSP Acquisition, Rehabilitation & Resale -
Projected End Date:
09/30/2018

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 7,286,278.00
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 7,286,278.00

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	52	52		100.00



of Households 52 52 100.00

Proposed Accomplishments

Total

of Housing Units 52
ELI Households (0-30% AMI)
of Properties 1

Activity is being carried out by Grantee:

Activity is being carried out through:

No

Organization carrying out Activity:

City of Jacksonville, Housing & Neighborhoods Department

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Organization Type

Proposed Budget

City of Jacksonville, Housing & Neighborhoods Department

Unknown

\$ 7,286,278.00

Location Description:

This activity will be carried out in the target areas as outlined in the plan.

Activity Description:

Funds the acquisition, rehabilitation and resale or management of multifamily housing. Sub-Activities will be established as individual multi-family projects are approved for funding.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: NSP004 / NSP Financing Mechanisms

Grantee Activity Number: NSP004-001

Activity Title: Financing Mechanisms

Activity Type:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

NSP004

Project Title:

NSP Financing Mechanisms



Projected Start Date:

02/15/2009

Projected End Date:

09/30/2018

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

Total Budget: \$ 2,917,417.34**National Objective:**

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

Most Impacted and Distressed Budget: \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 2,917,417.34**Benefit Report Type:**

Direct (Households)

Proposed Beneficiaries

Owner Households

Total **Low** **Mod** **Low/Mod%**

0.0

of Households

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 Jacksonville, Housing & Neighborhoods Department

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

City of Jacksonville, Housing & Neighborhoods Department

Organization Type

Unknown

Proposed Budget

\$ 3,137,255.70

Location Description:

This activity will be carried out in the target areas as outlined in the plan.

Actual unit production will be reported under the Rehabilitation activity to avoid duplication of units and households.

Activity Description:

Mechanisms for the purchase and redevelopment of foreclosed upon properties, including (but not limited to) soft seconds, loan loss reserves and shared equity loans.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: NSP005 / NSP Land Banking

Grantee Activity Number: NSP005-001
Activity Title: Land Banking

Activity Type:

Land Banking - Acquisition (NSP Only)

Project Number:

NSP005

Projected Start Date:

02/15/2009

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:

NSP Land Banking

Projected End Date:

09/30/2018

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,720,369.33

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,720,369.33

Benefit Report Type:

Area Benefit (Census)

Proposed Accomplishments

	Total
# of Multifamily Units	79
# of Housing Units	79
# of Properties	79

LMI%:



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Jacksonville, Housing & Neighborhoods Department

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Jacksonville, Housing & Neighborhoods Department

Organization Type

Unknown

Proposed Budget

\$ 1,720,369.33

Location Description:

This activity will be carried out in the target areas as outlined in the plan.

Activity Description:

A land banking entity will be selected to assemble, temporarily manage and dispose of vacant land in all areas of greatest need for the purpose of stabilizing neighborhoods and to encourage re-use or re-development of urban property.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: NSP006 / NSP Demolition & Clearance

Grantee Activity Number: NSP006-001
Activity Title: Demolition and Clearance

Activity Type:

Clearance and Demolition

Activity Status:

Under Way

Project Number:

NSP006

Project Title:

NSP Demolition & Clearance

Projected Start Date:

02/15/2009

Projected End Date:

09/30/2018

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

Total Budget:	\$ 1,000,000.00
Most Impacted and Distressed Budget:	\$ 0.00
Other Funds:	\$ 0.00
Total Funds:	\$ 1,000,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
125			0.00

Proposed Accomplishments

of Singlefamily Units

Total

125

of Housing Units

125

of Non-business Organizations benefitting

of Businesses

of public facilities

of buildings (non-residential)

of Properties

125

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Jacksonville, Housing & Neighborhoods Department

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Jacksonville, Housing & Neighborhoods Department

Organization Type

Unknown

Proposed Budget

\$ 1,000,000.00

Location Description:

This activity will be carried out in the target areas as defined by the plan.

Activity Description:

Eligibility will be determined based upon a recommendation from the City's Environmental and Compliance Department, Municipal Code Compliance Division or for properties in which the estimated rehabilitation cost exceeds 50% of the appraised value of the property.

Environmental Assessment:



Environmental Reviews: None

Project # / Title: NSP007 / NSP Redevelopment

Grantee Activity Number: NSP007-001
Activity Title: Redevelopment

Activity Type:
Rehabilitation/reconstruction of residential structures

Project Number:
NSP007

Projected Start Date:
02/15/2009

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:
NSP Redevelopment

Projected End Date:
09/30/2018

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,966,624.33

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 2,966,624.33

Benefit Report Type:
Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	19		19	100.00
# of Households	19		19	100.00
Proposed Accomplishments	Total			
# of Housing Units	19			
# of Properties	19			



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Jacksonville, Housing & Neighborhoods Department

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Jacksonville, Housing & Neighborhoods Department	Unknown	\$ 2,746,785.97

Location Description:

This activity will be limited to existing Community Housing Development Organization (CHDO) areas which are located within the target areas outlined in the plan.

Activity Description:

Financing will be provided as a 0% deferred payment loan during the construction period. At the time that the unit is sold to an income-eligible household, the housing partner will reimburse the grant an amount determined by the homeowner's affordability calculations.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Action Plan Comments:

- Reviewer - Please enter brief narratives in the disaster damage and recovery needs sections. These can be copied from your approved plan amendment to summarize needs. Change national objective for demolition; slum and blight is not allowed in NSP.
- Reviewer - See DRGR Review Form for guidance on contents of narratives as provided in seperate email. Also, other Activity Comments above for COJ Planning and Admin and MF Acq,Rehab,Resale,and Management. PLT
- Reviewer - Still need corrected National Objective for Clearance and Demolition Activity NSP006-001



- Reviewer - Plan rejected per Grantees request. LS 3/22/11
- Reviewer - Grantee modified performance measures. LS 3/25/11
- Reviewer - NSP1
- Reviewer - NSP1 Action Plan Amendment approved per the 1/18/2012 e-mail from Laura Stagner-Crities regarding required AP changes due to DRGR upgrade. TT/ 1/18/2012
- Reviewer - NSP1 Action Plan Amendment approved per the 4/25/12 e-mail from Laura Stagner-Crities regarding a change in contact information. TT/ 4/25/12.
- Reviewer - There were no modifications per the 5-20-2013 email from the grantee. TT/ 5-20-2013
- Reviewer - No changes made to Action Plan per 7-30-2013 communication from Laura Stagner-Crities. Action Plan is being re-approved as previously written to permit the grantee to submit it's QPR due today. TT; 7-30-2013
- Reviewer - Action plan revised to move \$219,838.36 from financing mechanisms to redevelopment.
- Reviewer - Please review flags and remove as needed. If activities are completed mark as such, or cancel. Enter beneficiary data, or its possible that the activity must be restructured if it is determined that no beneficiary data should be entered.
- Reviewer - Extending dates on numerous activities to remove flags.

Action Plan History

Version	Date
B-08-UN-12-0007 AP#1	07/08/2010
B-08-UN-12-0007 AP#2	03/28/2011
B-08-UN-12-0007 AP#3	01/18/2012
B-08-UN-12-0007 AP#4	04/25/2012
B-08-UN-12-0007 AP#5	05/20/2013
B-08-UN-12-0007 AP#6	07/30/2013
B-08-UN-12-0007 AP#7	08/08/2014
B-08-UN-12-0007 AP#8	10/27/2017
B-08-UN-12-0007 AP#9	01/23/2018

