

Action Plan

Grantee: Jackson, MS

Grant: B-08-MN-28-0001

LOCCS Authorized Amount:	\$ 3,116,049.00
Grant Award Amount:	\$ 3,116,049.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 0.00
Total Budget:	\$ 3,116,049.00

Funding Sources

No Funding Sources Found

Narratives

Areas of Greatest Need:

In a June 2008 study, the Mississippi Economic Policy Center reported home mortgage delinquencies in Mississippi were especially harmful. As of the third quarter of 2007, Mississippi had the highest percentage of loans past due at 10.6% and the eighth highest rate of foreclosures started at 0.92% in the country. The City of Jackson has experienced a particularly high number of foreclosures due to the actions of investors who have purchased properties in aging neighborhoods and withdrew the equity out of the properties through subprime loans before abandonment. The analysis used to determine our areas of greatest need took into consideration a range demographic data based on census tracts, block groups, and zip codes. Foreclosure data from The Mississippi Economic Policy Center, Home Mortgage Disclosure Act Data, the United States Department of Housing and Urban Development, www.foeclosure.com, www.realtytrac.com, www.demographicsnow.com, www.neighborhoodscout.com and the U.S. Census Bureau was analyzed to identify the areas of greatest need. The 2000 U.S. Census reports that the City of Jackson has over 7,500 vacant housing units that are in severe stages of disrepair and most are located in the high-risk census tract areas according to the 2000 census data. In order to reverse this decline, the City's housing stock will need a major infusion of capital for foreclosed and abandoned properties. The City of Jackson has identified over 356 homes that were fully foreclosed and taken back by lenders between January 2007 and October 2008. These foreclosures have been concentrated in several neighborhoods where there are multiple foreclosed homes on nearly every block. Many foreclosed properties are now becoming targets of vandalism and theft, including the removal of copper piping, appliances, cabinets and other items. If left unchecked, these properties will become magnets for crime, causing further decline in property values that could accelerate the foreclosure problem in a downward spiral. While some foreclosed properties are reselling relatively quickly, in neighborhoods that were already dealing with problems of crime and relatively weaker housing markets foreclosed homes are not moving as quickly. These neighborhoods are thus plagued by a combination of high rates of subprime lending, high foreclosure rates, and high risk of abandonment as homes remain vacant and unsold for many months.

Distribution and Uses of Funds:

Our approach to stabilizing at risk neighborhoods will involve fostering market recovery as part of our overall strategy. Dependent on the level of destabilization within neighborhoods selected for NSP intervention our strategy for market recovery will be designed to accomplish three primary objectives: • Increased demand for housing in selected areas (as renters or homeowners), • Increase the number of people buying homes, or leasing homes with the intent to purchase, and • Stabilizing or increasing the value of the homes in the targeted NSP areas. The City of Jackson recognizes that property acquisition is a complex process. In order for acquisition to be carried out successfully, we will organize ourselves to make informed decision about which properties to acquire, parameters for negotiated sales prices will be established, and a determination will be made regarding which legal tools will be used to insure that we have good and marketable title on every acquired property. A system of checks and balances will be established to insure that each property acquired through the NSP will be open for public review and meets all local, state, federal property acquisition and regulatory requirements. Every effort will be made to ensure that public funds are used responsibly. The City of Jackson is particularly sensitive to the large amount of vacant and abandoned properties in its neighborhoods. Congress also recognized this when it authorized NSP funds to be used not only for foreclosed properties but also for other abandoned properties. Since Jackson's has a large number of abandoned property in close proximity to the location of foreclosed homes, linking the acquisition of both property types to a neighborhood stabilization initiative provides an opportunity to address both problems at the same time. The City of Jackson property acquisition strategy is based on targeting concentrations of foreclosed properties. Our



acquisition strategy involves carefully selecting neighborhoods where the NSP intervention is most likely to stimulate market recovery and stimulate other public/private reinvestment activity. While we recognize there is no "one size fits all" acquisition strategy, targeted project areas will have more market recovery impact than scatter acquisition activity. At least three distinct approaches are reflective of how our overall property acquisition strategy will be implemented: • Focusing on neighborhoods that are close to market recovery, and move the recovery forward by buying and restoring a small number of properties, where costs or other factors make it impossible for the private sector to become engaged. This approach will likely result in resale to owner occupants up to 120% of AMI.

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>	
BCKT	Bucket Project	1	Acquisition of Foreclosed properties
		2	Rehabilitation and Sale of Foreclosed Properties
		3	Acquisition
		4	New Construction
		5	Rehabilitation of Foreclosed-upon properties
		6	Administration



Activities

Project # / Title: BCKT / Bucket Project

Grantee Activity Number: 1
Activity Title: Acquisition of Foreclosed properties

Activity Type: Acquisition - general	Activity Status: Under Way
Project Number: BCKT	Project Title: Bucket Project
Projected Start Date: 06/08/2009	Projected End Date: 08/31/2013
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	Total Budget: \$ 342,150.81
National Objective: LMMI: Low, Moderate and Middle Income National Objective for NSP Only	Other Funds Total: \$ 0.00
Environmental Assessment: UNDERWAY	Total Funds Amount: \$ 342,150.81
Benefit Report Type: Direct (Households)	

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	18		18	100.00
# of Households	18		18	100.00
# of Permanent Jobs Created				0.0

Proposed Accomplishments	Total
# of Singlefamily Units	18
# of Housing Units	18
Total acquisition compensation to owners	
# of Parcels acquired voluntarily	18
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of buildings (non-residential)	
# of Properties	18

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Voice of Calvary Ministries

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Voice of Calvary Ministries	Unknown	\$ 376,000.00

Location Description:

The target neighborhood areas are in South Jackson (specifically the Alta Woods Subdivision) and North Jackson (specifically the Broadmoor Subdivision), Farish Street Historic District, West Jackson, and the Midtown Area.

Activity Description:

In accordance with Section 2301 (d) of Housing and Economic Recovery Act (HERA), Voice of Calvary Ministries will acquire 18 foreclosed-upon or abandoned properties that have been vacant for at least 90 days. The purchase will be at a discount of at least 1% from the current market-appraised value of the home. A minimum discount of 5% will be required on the purchase of two or more properties based upon carrying cost included but not limited to taxes, insurance, maintenance, marketing, overhead, and interest. Affordability shall meet or exceed the HOME regulation requirements and will be included in the Non-profit developer's agreement.



Grantee Activity Number: 2
Activity Title: Rehabilitation and Sale of Foreclosed Properties

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 BCKT

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

Environmental Assessment:
 UNDERWAY

Benefit Report Type:
 Direct (Households)

Activity Status:
 Under Way

Project Title:
 Bucket Project

Projected End Date:
 12/31/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,689,674.04

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 1,689,674.04

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	18		18	100.00
# of Households	18		18	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	18
# of Housing Units	18
#Sites re-used	18
#Units exceeding Energy Star	
#Units with bus/rail access	18
#Units with solar panels	
#Dishwashers replaced	18
#Clothes washers replaced	18
#Refrigerators replaced	18
#Replaced hot water heaters	18
#Efficient AC added/replaced	18
#High efficiency heating plants	
#Energy Star Replacement Windows	18
# of Properties	18



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Voice of Calvary Ministries

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Voice of Calvary Ministries	Unknown	\$ 1,649,431.85

Location Description:

The target neighborhood areas are in South Jackson (specifically the Alta Woods Subdivision) and North Jackson, Farish Street Historic District, West Jackson, and the Midtown area.

Activity Description:

Rehabilitation of 18 foreclosed upon residential properties in order to sell to individuals and families whose incomes do not exceed 120% of area median income. Rehabilitation of the residential property shall be to the extent necessary to comply with the standards as defined in the City of Jackson Contractors Performance Standards Manual. The discount received from the acquisition, regardless of the amount, will be passed on to the purchaser of the property and reflected in their purchase price and/or mortgage amount. Mortgages will be financed at 0% - 7% interest rate. The grantee will ensure that the homebuyer obtains a mortgage loan from a lender who agrees to comply with the bank regulators' guidance for non-traditional mortgages. The term of the mortgage will be at least 15 years and not more than 30 years. All potential homebuyers will be required to complete 8 hours of homebuyer counseling from a selected HUD-approved certified counseling agency before obtaining a mortgage loan. Affordability determinations or standards shall meet or exceed the HOME regulation requirements and will be included in all subrecipient agreements.



Grantee Activity Number: 3
Activity Title: Acquisition

Activity Type:
 Acquisition - general

Project Number:
 BCKT

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:
 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:
 Bucket Project

Projected End Date:
 12/31/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 113,922.89

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 113,922.89

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	10	10		100.00
# of Households	10	10		100.00
# of Permanent Jobs Created				0.0

Proposed Accomplishments	Total
# of Singlefamily Units	10
# of Housing Units	10
Total acquisition compensation to owners	
# of Parcels acquired voluntarily	10
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of buildings (non-residential)	
# of Properties	10

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

Organization carrying out Activity:
 Habitat for Humanity Metro Jackson

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
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Location Description:

The target neighborhood area for this activity is South Jackson/Alta Woods subdivision, North Jackson, Farish Street Historic District, West Jackson, and the Midtown area.

Activity Description:

In accordance with Section 2301 (d) of Housing and Economic Recovery Act (HERA), Habitat for Humanity/Metro Jackson will acquire foreclosed-upon or abandoned properties that have been vacant for at least 90 days. The purchase will be at a discount of at least 1% from the current market-appraised value of the home. A minimum discount of 5% will be required on the purchase of two or more properties based upon carrying cost included but not limited to taxes, insurance, maintenance, marketing, overhead, and interest. Affordability shall meet or exceed the HOME regulation requirements and will be included in the Non-profit developer's agreement.

Grantee Activity Number: 4
Activity Title: New Construction

Activity Type:
 Construction of new housing

Activity Status:
 Under Way

Project Number:
 BCKT

Project Title:
 Bucket Project

Projected Start Date:
 06/08/2009

Projected End Date:
 12/31/2013

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

Total Budget: \$ 436,580.35

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

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 436,580.35

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	6	6		100.00
# of Households	6	6		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	6
# of Housing Units	6
# ELI Households (0-30% AMI)	
Activity funds eligible for DREF (Ike Only)	
#Units \checkmark other green	
#Sites re-used	6
#Units with bus/rail access	6
#Low flow showerheads	6
#Low flow toilets	6
#Units with solar panels	



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Habitat for Humanity Metro Jackson

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Habitat for Humanity Metro Jackson	Unknown	\$ 383,238.94

Location Description:

The target neighborhood area for this activity is South Jackson/Alta Woods subdivision, North Jackson, Farish Street Historic District, West Jackson, and the Midtown area.

Activity Description:

The construction of 6 new single family residential properties on lots that foreclosed-upon and abandoned properties were purchased and demolished. These properties will be sold to individuals and families whose incomes do not exceed 50 percent area median income. Mortgages will be financed at 0% -7% interest rate. All potential homebuyers will be required to complete 8 hours of homebuyer counseling from a selected HUD-approved certified counseling agency before obtaining a mortgage loan. Affordability shall meet or exceed HOME regulation requirements. The subrecipient must ensure that the homebuyer obtains a mortgage loan from a lender who agrees to comply with the bank regulators' guidance for non-traditional mortgages.



Grantee Activity Number: 5
Activity Title: Rehabilitation of Foreclosed-upon properties

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 BCKT

Project Title:
 Bucket Project

Projected Start Date:
 06/08/2009

Projected End Date:
 12/31/2013

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

Total Budget: \$ 299,843.01

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

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 299,843.01

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

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

Proposed Accomplishments	Total
# of Singlefamily Units	4
# of Housing Units	4
# ELI Households (0-30% AMI)	
#Units & other green	
#Sites re-used	4
#Units with bus/rail access	4
#Low flow showerheads	4
#Low flow toilets	4
#Units with solar panels	
#Dishwashers replaced	4
#Clothes washers replaced	4
#Refrigerators replaced	4
#Replaced hot water heaters	4
#Replaced thermostats	4
#Efficient AC added/replaced	4
#Additional Attic/Roof Insulation	4



of Properties

4

Activity is being carried out by Grantee:

Activity is being carried out through:

No

Organization carrying out Activity:

Habitat for Humanity Metro Jackson

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Habitat for Humanity Metro Jackson	Unknown	\$ 308,136.50

Location Description:

The target neighborhood area for this activity is South Jackson/Alta Woods subdivision, North Jackson, Farish Street Historic District, West Jackson, and the Midtown area.

Activity Description:

The rehabilitation of 4 foreclosed-upon and abandoned properties. These properties will be sold to individuals and families whose incomes do not exceed 50 percent area median income. Mortgages will be financed at 0% -7% interest rate. All potential homebuyers will be required to complete 8 hours of homebuyer counseling from a selected HUD-approved certified counseling agency before obtaining a mortgage loan. Affordability shall meet or exceed HOME regulation requirements. The subrecipient must ensure that the homebuyer obtains a mortgage loan from a lender who agrees to comply with the bank regulators' guidance for non-traditional mortgages.



Grantee Activity Number: 6
Activity Title: Administration

Activity Type:

Administration

Project Number:

BCKT

Projected Start Date:

01/01/2009

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:

EXEMPT

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Bucket Project

Projected End Date:

12/31/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 233,877.80

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 233,877.80

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Jackson

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Jackson	Unknown	\$ 311,604.90

Location Description:

Administratiopn of NSP activities will be within those census tracts and block groups of greatest need identified by HUD's foreclosure and abandonment risk score matrix targeting risk scores of 7 through 10.

Activity Description:

Costs of overall program management, coordination, monitoring, and evaluation.



Action Plan Comments:

Reviewer - Reviewed by DMK 9/22/2010

Action Plan History

Version	Date
B-08-MN-28-0001 AP#1	04/29/2014
B-08-MN-28-0001 AP#2	04/24/2013
B-08-MN-28-0001 AP#3	03/18/2013
B-08-MN-28-0001 AP#4	09/18/2012
B-08-MN-28-0001 AP#5	06/06/2012
B-08-MN-28-0001 AP#6	02/08/2011
B-08-MN-28-0001 AP#7	03/05/2010

