

Action Plan

Grantee: Kissimmee, FL

Grant: B-08-MN-12-0012

Grant Amount:	\$ 2,371,749.00
Status:	Reviewed and Approved
Estimated PI/RL	\$ 485,545.89
Total Budget:	\$ 2,857,294.89

Funding Sources

Funding Source	Funding Type
Neighborhood Stabilization Program	Other Federal Funds

Narratives

Areas of Greatest Need:

Foreclosure crisis and supprime lending has negatively affected the stability of two Kissimmee neighborhoods in particular: Lakeside and Mill Run. These two communities, Lakeside and Mill Run, represent the areas of Kissimmee with the highest number of foreclosures, the highest number of Subprime mortgages and a designation by HUD as areas likely to face a significant rise in the rate of home foreclosures as indicated by their risk abandonment scores and the number of adjustable rate mortgages that are due to reset in the next 2 years (see Appendix B: ARM Reset Within 2 Years). The Mill Run community and Lakeside neighborhood also experience an inordinate amount of code enforcement cases that are very difficult to enforce due to the number of foreclosures. These two communities have the highest number of foreclosure-related code enforcement cases in the City. Lakeside had 94 foreclosure related cases in 2008 and the Mill Run community had 141.

Distribution and Uses of Funds:

Acquisition, Rehabilitation, Disposition and Resale of homes for Homeownership to Citizens at or below 120% AMI. Acquisition, Rehabilitation and Rental for low and very low (50%) income families. Administration

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
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01	Acquisition, Rehab, Resell	NSP01-187	Acquisition
		NSP02-187	Rehab
		NSP03-187	Disposition, Closing Costs
02	Acquisition for Rental - 50% AMI	NSP5-187	Acquisition for Rental 25%
03	Planning and Administration	NSP04	NSP04
04	Acquisition Rehab Rent	NSP06-187	Acquisition and Rehab for Rental
9999	Restricted Balance		<i>No activities in this project</i>

Activities



Grantee Activity Number: NSP01-187
Activity Title: Acquisition

Activity Type:

Acquisition - general

Project Number:

01

Projected Start Date:

01/15/2009

National Objective:

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

Environmental Assessment:

Activity Status:

Under Way

Project Title:

Acquisition, Rehab, Resell

Projected End Date:

07/30/2013

Total Budget:

\$ 927,138.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 927,138.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

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

of Households

Proposed Accomplishments

of Singlefamily Units

Total

6

of Housing Units

6

Total acquisition compensation to owners

of Parcels acquired voluntarily

6

of Parcels acquired by admin settlement

of Parcels acquired by condemnation

of buildings (non-residential)

of Properties

6

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

The City of Kissimmee

Proposed budgets for organizations carrying out Activity:

Responsible Organization

The City of Kissimmee

Organization Type

Local Government

Proposed

\$ 927,138.00

Funding Source Name

Neighborhood Stabilization Program

Matching Funds

No

Funding Amount

\$ 0.00

Location Description:

Mill Run and Lakeside communities

Activity Description:

The City of Kissimmee will spend a portion of the grant funding to provide income qualified residents an opportunity to purchase an affordable home that the City has purchased after foreclosure and rehabilitated. These homes will be located in the Target



Communities as stated above, Lakeside and Mill Run. This activity will serve residents who qualify as less than 120% AMI. This activity is not expected to benefit those whose income is less than 50% AMI. The specific elements of this activity are: - Acquisition of foreclosed upon single family homes

Activity Comments:

Reviewer - Benefits to direct households shows 9, 6 under Mod, but three are missing. Revise to add 3 more households, or reduce total to 6, which ever apply. LS 6/13/11

Reviewer - City of Kissimmee is the grantee, and you say activity carried out by grantee; no. You can change this next time you revise the plan. Also applies to activities 02, 03 and 04. LD 5/27



Grantee Activity Number: NSP02-187
Activity Title: Rehab

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

01

Project Title:

Acquisition, Rehab, Resell

Projected Start Date:

01/15/2009

Projected End Date:

07/30/2013

National Objective:

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

Total Budget:

\$ 357,359.77

Other Funds Total:

\$ 0.00

Environmental Assessment:

Total Funds Amount:

\$ 357,359.77

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total

Low

Mod

Low/Mod%

6

6

100.00

of Households

6

6

100.00

Proposed Accomplishments

of Singlefamily Units

Total

6

of Housing Units

6

of Properties

6

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

The City of Kissimmee

Proposed budgets for organizations carrying out Activity:

Responsible Organization

The City of Kissimmee

Organization Type

Local Government

Proposed

\$ 215,000.00

Location Description:

Mill Run and Lakeside Communities.

Activity Description:

Rehab to code and rehabilitation standards the homes purchased through NSP for resale to income qualified families.

Activity Comments:

Reviewer - A budget modification was made reducing the line item from \$232,820.00 to \$215,000. sk 11/29

Reviewer - Housing units needs to show 6. LS 6/13/11



Reviewer -

Only put numbers in the accomplishment type on which you will report; other lines should be left blank.



Grantee Activity Number: NSP03-187
Activity Title: Disposition, Closing Costs

Activity Type:

Disposition

Activity Status:

Under Way

Project Number:

01

Project Title:

Acquisition, Rehab, Resell

Projected Start Date:

01/15/2009

Projected End Date:

07/30/2013

National Objective:

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

Total Budget:

\$ 74,617.00

Other Funds Total:

\$ 0.00

Environmental Assessment:

Total Funds Amount:

\$ 74,617.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

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

of Households

Proposed Accomplishments

of Singlefamily Units

Total

6

of Housing Units

6

of Properties

6

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

The City of Kissimmee

Proposed budgets for organizations carrying out Activity:

Responsible Organization

The City of Kissimmee

Organization Type

Local Government

Proposed

\$ 194,575.00

Location Description:

Mill Run and Lakeside Communities

Activity Description:

disposition of properties while in City's possession, closing costs for purchase and resale.

Activity Comments:

Reviewer -

A budget modification was made increasing the line item from \$74,617 to \$194,575. sk 11/29

Reviewer -

This activity is not an are wide benefit. Recommend that this activity is cancelled and rolled into another rehab, acquisition or rehab. Actually, acq/rehab/disp is one activity. LS 6/13/11



Reviewer -

Only put numbers in the accomplishment type on which you will report; other lines should be left blank.
Get rid of the cents and round the budget amount to \$119,574.



Grantee Activity Number: NSP04
Activity Title: NSP04

Activity Type:

Administration

Project Number:

03

Projected Start Date:

09/29/2008

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:

07/30/2013

Total Budget:

\$ 212,174.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 212,174.00

Benefit Report Type:

NA

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

The City of Kissimmee

Proposed budgets for organizations carrying out Activity:

Responsible Organization

The City of Kissimmee

Organization Type

Local Government

Proposed

\$ 87,174.00

Location Description:

City of Kissimmee City Hall, 101 N. Church Street, Kissimmee, FL 34741.

Activity Description:

Reasonable program costs related to project management, program implementation, planning, reporting, monitoring and all other related activities for program implementation.

Activity Comments:

Reviewer - A budget modification was made reducing the line item from \$212,174 to \$87,174.
sk 11/29

Reviewer - Get rid of the cents and round the budget amount to \$237,175.



Grantee Activity Number: NSP06-187
Activity Title: Acquisition and Rehab for Rental

Activity Type:

Acquisition - general

Activity Status:

Under Way

Project Number:

04

Project Title:

Acquisition Rehab Rent

Projected Start Date:

05/14/2009

Projected End Date:

07/31/2013

National Objective:

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

Total Budget: \$ 364,602.88

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 364,602.88

Environmental Assessment:

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	3	3		100.00
# of Households	3	3		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	3
# of Housing Units	3
# of Parcels acquired voluntarily	3
# of Properties	3

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Kissimmee

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Kissimmee	Local Government	\$ 400,000.00

Location Description:

Mill Run and Lakeside Communities.

Activity Description:

Provide funds to a nonprofit to acquire, rehab and rent homes to income qualified families.

Activity Comments:

Reviewer - A budget modification was made increasing the line item from \$325,000 to \$400,000. sk 11/29



- Reviewer - Housing units should be listed. LS 6/7/11
- Reviewer - This activity is not financing mechanisms. Also, the total budget amount is \$400,000; proposed budget amount is \$300,000.
- Reviewer - Only put numbers in the accomplishment type on which you will report; other lines should be left blank. If you have identified the nonprofit(s) you need to set up a separate activity showing them as the responsible entity.
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Grantee Activity Number: NSP5-187
Activity Title: Acquisition for Rental 25%

Activity Type:

Acquisition - general

Activity Status:

Under Way

Project Number:

02

Project Title:

Acquisition for Rental - 50% AMI

Projected Start Date:

05/21/2009

Projected End Date:

07/31/2013

National Objective:

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

Total Budget: \$ 843,463.99

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 843,463.99

Environmental Assessment:

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	6	6		100.00
# of Households	6	6		100.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

of Housing Units

of Parcels acquired voluntarily

of Properties

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

City of Kissimmee

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Kissimmee

Organization Type

Local Government

Proposed

\$ 600,000.00

Location Description:

Mill Run and Lakeside Communities

Activity Description:

Provide financing to non-profit to purchase, rehab and rent to 50% AMI.

Activity Comments:

Reviewer -

This activity appears to be SF due to the # of households, # of housing units should be listed in the performance measures. LS 6/13/11



- Reviewer - This is not financing mechanisms. LD 5/25/10
- Reviewer - Only put numbers in the accomplishment type on which you will report; other lines should be left blank. If you have identified nonprofits, there should be an activity showing them as responsible entity.
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Action Plan Comments:

- Reviewer - Per Grantee no changes were made, grantee advised to double check proposed budget amount versus total budget, \$2,423,887 versus \$2,857,294, difference of \$433,407. sk 10/10/12
- Reviewer - Previous modification entered were cancelled and reverted back to previous plan. No changes made. sk 7/26/12
- Reviewer - Per discussion with grantee, the changes made are being rejected since the change should be in the form of a substantial amendment. sk 7/20/12
- Reviewer - Corrections to performance measurements were made. 6/22/12 sk
- Reviewer - In order to move forward, the plan modification is approved, however, project 1 must be reviewed, listed activities have performance measures that must be revised to show housing units, and the census data needs to be changed to direct benefit, as disposition is not an area wide benefit. LS 6/13/11
- Reviewer - Action Plan modification includes reallocation of funds from Disposition Closing Costs Activity NSP03-187 to Acquisition Activity NSP01-187. This does not trigger a substantial amendment. LS 4/11/11
- Reviewer - Total activities add up to \$2,221,748; grant is \$2,371,749. Budget is \$150,001 short. Please correct and resubmit. LD 5/25/10
- Reviewer - 6/15 Please correct rental activities as indicated. All other corrections have been made. LD
- Reviewer - Project titles should show the NSP eligible activity. For example, the project should be acquisition/rehab/resale and acquisition/rehab/rental.

Action Plan History

Version	Date
B-08-MN-12-0012 AP#1	05/27/2010
B-08-MN-12-0012 AP#2	10/10/2012
B-08-MN-12-0012 AP#3	11/29/2011



B-08-MN-12-0012 AP#4

06/22/2012

B-08-MN-12-0012 AP#5

07/26/2012

