

# Action Plan

**Grantee:** Lauderhill, FL

**Grant:** B-08-MN-12-0014

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**Grant Amount:** \$ 4,293,288.00

**Status:** Reviewed and Approved

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## Funding Sources

**No Funding Sources Found**

## Narratives

### Areas of Greatest Need:

The City of Lauderhill spans 12 census tracts and 11 of the tracts meet HUD's LMMI requirements for individuals and families incomes that do not exceed 120 percent of area median income. The average foreclosure rates of the tracts is at 14 percent and an average of subprime rates are 60 percent. Total Abandonment risk for all census tracts is 10. Foreclosure rates continue to escalate.

### Distribution and and Uses of Funds:

The City of Lauderhill will utilize funds for individuals and families earning no greater than 120 percent AMI and also to include 25 percent of the funds to assist individuals and families earning no greater than 50 percent AMI to acquire rehabilitate or redevelop and resale 40 or more housing units to stabilize the foreclosure crisis.

### 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>
LAU-1	Planning and Administration	ADM-2	Administration
LAU-2	Acquisition/Rehab/Resale	ARS-1	Acquisition/Rehabilitation/Resale
		ARS-2	Acquire/Rehab/Resale 25% Set-Aside
		FIN-1	Financing Mechanisms/Downpayment
		FIN-2	Downpayment/Mortgage financing

LAU-3

Demolition of Blighted Structures

DEMO-3

Demolition

LAU-4

Redevelopment

ARS-3

Redevelopment of Housing

## Activities

**Grantee Activity Number:** ADM-2  
**Activity Title:** Administration

**Activity Type:**

Administration

**Activity Status:**

Under Way

**Project Number:**

LAU-1

**Project Title:**

Planning and Administration

**Projected Start Date:**

01/30/2009

**Projected End Date:**

08/30/2012

**National Objective:**

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

**Total Budget, Program Funds:**

\$ 429,328.00

**Other Funds Total:**

\$ 0.00

**Environmental Assessment:**

EXEMPT

**Total Funds Amount:**

\$ 429,328.00

**Benefit Report Type:**

NA

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

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Lauderhill

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

**Responsible Organization**

City of Lauderhill

**Organization Type**

Unknown

**Proposed**

\$ 429,328.00

**Location Description:**

n/a

**Activity Description:**

Overall program administration of NSP activities

**Activity Comments:**

Reviewer - 1/18/2010 - Grantee modified the projected start date and end date of this activity.

**Grantee Activity Number:** ARS-1  
**Activity Title:** Acquisition/Rehabilitation/Resale

**Activity Type:**

Acquisition - general

**Activity Status:**

Under Way

**Project Number:**

LAU-2

**Project Title:**

Acquisition/Rehab/Resale

**Projected Start Date:**

01/30/2009

**Projected End Date:**

08/30/2012

**National Objective:**

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

**Total Budget, Program Funds:** \$ 1,640,637.00

**Other Funds Total:** \$ 0.00

**Environmental Assessment:**

EXEMPT

**Total Funds Amount:** \$ 1,640,637.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# of Households

Total	Low	Mod	Low/Mod%
30		30	100.00

**Proposed Accomplishments**

# of Housing Units

**Total**

Total acquisition compensation to owners

# of Parcels acquired voluntarily

# of Parcels acquired by admin settlement

# of Parcels acquired by condemnation

# of buildings (non-residential)

# of Properties

30

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

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Lauderhill

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

**Responsible Organization**

City of Lauderhill

**Organization Type**

Unknown

**Proposed**

\$ 1,640,637.00

**Location Description:**

The NSP targeted areas are prioritized by census tracts with tracts 603.2, 603.3 and 603.4 located in central Lauderhill having first priority. Other census tracts that may be considered based on response from the initial targeted priority 1 area will be: located in East Lauderhill and is prioritized as 2nd priority, South Lauderhill is 3rd priority and North Lauderhill is 4th in priority.

**Activity Description:**

The NSP program will acquire, rehabilitate and resale single-family housing units. The Costs of the rehabilitation can include labor, materials, supplies permits, lead paint assessment, abatement and clearance, barrier removal, and energy efficient

measures. Rehabilitation projects with one or more units in a multi-unit building will be limited to the particular unit(s) and will not involve rehabilitation of portions of the property that are held in common ownership. Housing units acquired with NSP funds will require rehabilitation in most cases. The City will provide NSP funds for housing rehabilitation to bring the units up to the City's minimum Housing Code.

**Activity Comments:**

Reviewer - 4/16/2010 - The grantee modified NSP activities by modifying budgets of the following: LAU-2 Acquisition/Rehab/Resale ARS-1 Acquisition/Rehabilitation/Resale (increased from 2,190,638 to 2,790,638 (increase of \$600,000) with reallocated funds from 500,000 from LAU-4/ARS-3 Redevelopment of Housing (budget modified from - now 0 funded + 100,000 from demolition - now 0 funded)  
ARS-2 Acquire/Rehab/Resale 25% Set-Aside (1,073,322) no change  
LAU-3 Demolition of Blighted Structures DEMO-3 Demolition (from 500,000 to 0)  
LAU-4 Redevelopment ARS-3 Redevelopment of Housing (from 100,000 to 0)

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**Grantee Activity Number:** ARS-2  
**Activity Title:** Acquire/Rehab/Resale 25% Set-Aside

**Activity Type:** Acquisition - general  
**Activity Status:** Under Way  
**Project Number:** LAU-2  
**Project Title:** Acquisition/Rehab/Resale  
**Projected Start Date:** 01/30/2009  
**Projected End Date:** 08/30/2012

**National Objective:** LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.  
**Total Budget, Program Funds:** \$ 833,354.77  
**Other Funds Total:** \$ 0.00  
**Environmental Assessment:** EXEMPT  
**Total Funds Amount:** \$ 833,354.77

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

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Households	10	10		100.00

Proposed Accomplishments	Total
# of Housing Units	10
# of Properties	10

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

**Organization carrying out Activity:** City of Lauderhill

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

Responsible Organization	Organization Type	Proposed
City of Lauderhill	Unknown	\$ 833,354.77

**Location Description:**  
 The NSP targeted areas are prioritized by census tracts with tracts 603.2, 603.3 and 603.4 located in central Lauderhill having first priority. Other census tracts that may be considered based on response from the initial targeted priority 1 area will be: located in East Lauderhill and is prioritized as 2nd priority, South Lauderhill is 3rd priority and North Lauderhill is 4th in priority.

**Activity Description:**  
 The NSP program will acquire, rehabilitate and resale single-family housing units for households whose income is less than 50 percent of the median income. The Costs of the rehabilitation can include labor, materials, supplies permits, lead paint assessment, abatement and clearance, barrier removal, and energy efficient measures. Rehabilitation projects with one or more units in a multi-unit building will be limited to the particular unit(s) and will not involve rehabilitation of portions of the property that are held in common ownership. Housing units acquired with NSP funds will require rehabilitation in most cases. The City will provide NSP funds for housing rehabilitation to bring the units up to the City's minimum Housing Code

**Activity Comments:**

Reviewer -

1/18/2010 - Grantee modified the projected start date and end date of this activity.  
Grantee changed the name of the Responsible Organization from BAND to the City of Lauderhill. JQ

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**Grantee Activity Number:** ARS-3  
**Activity Title:** Redevelopment of Housing

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

**Activity Status:**  
 Cancelled

**Project Number:**  
 LAU-4

**Project Title:**  
 Redevelopment

**Projected Start Date:**  
 01/30/2009

**Projected End Date:**  
 07/30/2010

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

**Total Budget, Program Funds:** \$ 0.00

**Other Funds Total:** \$ 0.00

**Environmental Assessment:**  
 UNDERWAY

**Total Funds Amount:** \$ 0.00

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

<b>Proposed Beneficiaries</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
<b># of Households</b>				0.0

<b>Proposed Accomplishments</b>	<b>Total</b>
<b># of Housing Units</b>	
<b># of Properties</b>	

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

**Organization carrying out Activity:**  
 City of Lauderhill

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

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed</b>
City of Lauderhill	Unknown	\$ 0.00

**Location Description:**

The NSP targeted areas are prioritized by census tracts with tracts 603.2, 603.3 and 603.4 located in central Lauderhill having first priority. Other census tracts that may be considered based on response from the initial targeted priority 1 area will be: located in East Lauderhill and is prioritized as 2nd priority, South Lauderhill is 3rd priority and North Lauderhill is 4th in priority.

**Activity Description:**

**Activity Comments:**

Reviewer - 4/16/2010 - The grantee modified NSP activities by modifying budgets of the following: LAU-2 Acquisition/Rehab/Resale ARS-1 Acquisition/Rehabilitation/Resale (increased from \$2,190,638 to \$2,790,638 (increase of \$600,000) with reallocated funds from \$500,000 from LAU-4/ARS-3 Redevelopment of Housing (budget modified from - now \$0 funded + \$100,000 from demolition - now \$0 funded) LAU-3 Demolition of Blighted Structures DEMO-3 Demolition (from 500,000 to \$0) LAU-4

Redevelopment ARS-3 Redevelopment of Housing (from \$100,000 to 0). JQ

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**Grantee Activity Number:** DEMO-3  
**Activity Title:** Demolition

**Activity Type:**  
 Clearance and Demolition

**Activity Status:**  
 Cancelled

**Project Number:**  
 LAU-3

**Project Title:**  
 Demolition of Blighted Structures

**Projected Start Date:**  
 01/30/2009

**Projected End Date:**  
 07/30/2010

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

**Total Budget, Program Funds:** \$ 0.00

**Other Funds Total:** \$ 0.00

**Environmental Assessment:**  
 EXEMPT

**Total Funds Amount:** \$ 0.00

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

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Households	1			0.00

Proposed Accomplishments	Total
# of Housing Units	
# of Non-business Organizations benefitting	
# of Businesses	
# of Public Facilities	
# of buildings (non-residential)	
# of Properties	

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

**Organization carrying out Activity:**  
 City of Lauderhill

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

Responsible Organization	Organization Type	Proposed
City of Lauderhill	Unknown	\$ 0.00

**Location Description:**  
 The NSP allocation will initially focus on targeted areas within Central Lauderhill by census tracts 603.2, 603.3 and 603.4 designated as first priority. Additional areas of East Lauderhill as second priority, South Lauderhill as third priority and North Lauderhill as fourth priority may be considered based on response in the initial targeted priority one area.

**Activity Description:**

**Activity Comments:**

Reviewer -

4/16/2010 - The grantee modified NSP activities by modifying budgets of the following: LAU-2 Acquisition/Rehab/Resale ARS-1 Acquisition/Rehabilitation/Resale (increased from \$2,190,638 to \$2,790,638 (increase of \$600,000) with reallocated funds from \$500,000 from LAU-4/ARS-3 Redevelopment of Housing (budget modified from - now \$0 funded + \$100,000 from demolition - now \$0 funded) LAU-3 Demolition of Blighted Structures DEMO-3 Demolition (from 500,000 to \$0) LAU-4 Redevelopment ARS-3 Redevelopment of Housing (from \$100,000 to 0). JQ

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**Grantee Activity Number: FIN-1**  
**Activity Title: Financing Mechanisms/Downpayment Assistance**

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

**Activity Status:**  
 Under Way

**Project Number:**  
 LAU-2

**Project Title:**  
 Acquisition/Rehab/Resale

**Projected Start Date:**  
 07/01/2010

**Projected End Date:**  
 08/30/2012

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

**Total Budget, Program Funds:** \$ 1,150,000.00

**Other Funds Total:** \$ 0.00

**Environmental Assessment:**  
 UNDERWAY

**Total Funds Amount:** \$ 1,150,000.00

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

<b>Proposed Beneficiaries</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
<b># Owner Households</b>	20		20	100.00
<b># of Households</b>	20		20	100.00

<b>Proposed Accomplishments</b>	<b>Total</b>
<b># of Singlefamily Units</b>	20
<b># of Housing Units</b>	20

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

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 City of Lauderhill

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

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed</b>
City of Lauderhill	Unknown	\$ 1,150,000.00

**Location Description:**  
 Areas of greatest need located throughtout the City of Lauderhill.

**Activity Description:**  
 To provide downpayment and mortgage financing to moderate income individuals and families for homes located withing the identified areas of greatest need.

**Activity Comments:**  
 Reviewer - Grantee added activity to Action Plan. JQ - 2/14/2011

**Grantee Activity Number:** FIN-2  
**Activity Title:** Downpayment/Mortgage financing

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

**Activity Status:**  
 Under Way

**Project Number:**  
 LAU-2

**Project Title:**  
 Acquisition/Rehab/Resale

**Projected Start Date:**  
 07/01/2010

**Projected End Date:**  
 08/30/2012

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

**Total Budget, Program Funds:** \$ 239,968.23

**Other Funds Total:** \$ 0.00

**Environmental Assessment:**  
 UNDERWAY

**Total Funds Amount:** \$ 239,968.23

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

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	10	10		100.00
# of Households	10	10		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	10
# of Housing Units	10

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

**Activity is being carried out through:**  
 Grantee Employees and Contractors

**Organization carrying out Activity:**  
 City of Lauderhill

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

Responsible Organization	Organization Type	Proposed
City of Lauderhill	Unknown	\$ 239,968.23

**Location Description:**  
 Areas of greatest need located throughout the City of Lauderhill.

**Activity Description:**  
 To provide downpayment assistance and mortgage financing to low income individuals and families in the identified areas of greatest need.

**Activity Comments:**  
 Reviewer - Grantee added activity to Action Plan. JQ - 2/14/2011

## Action Plan Comments:

- Reviewer - Grantee additions of accomplishment measures previously approved on 2/14/2011.
- Reviewer - Grantee additions of accomplishment measures approved. JQ 2/14/2011.
- Reviewer - 4/16/2010 - The grantee posted a notice of a substantial amendment to the Action Plan and thereby notifying the public of the proposed NSP changes on the City of Lauderhill's website on April 13, 2010 in order to meet the 15-day citizen comment period requirement. JQ
- Reviewer - As a result of the Miami Field Office QPR review for the City of Lauderhill, the grantee was notified that several activities had incorrectly listed BAND as the Responsible Organization rather than the City of Lauderhill. On 12-23-2009, the DRGR Administrator made corrections to the Responsible Organization fields in the City's Action Plan.
- Reviewer - Review of plan reflects that the City has completed projects/activities as required in DRGR.
- Reviewer - Rejected for modifications to projects/activities.

## Action Plan History

### Version

B-08-MN-12-0014 AP#1

### Date

04/16/2010