

Action Plan

Grantee: Tamarac, FL

Grant: B-08-MN-12-0028

LOCCS Authorized Amount:	\$ 4,772,218.00
Grant Award Amount:	\$ 4,772,218.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 46,228.26
Total Budget:	\$ 4,818,446.26

Funding Sources

Funding Source	Funding Type
NSP	City Funds

Narratives

Areas of Greatest Need:

The City of Tamarac has a high level of foreclosures and properties with sub-prime loans. Due to this factor, the City has vacant and abandoned properties that need to be occupied to bring a positive value to the communities as well as the City.

All Census Tracts within the city are eligible areas with the exception of 204.11, 204.09 and 601.09.

Distribution and Uses of Funds:

With NSP funds, the City of Tamarac intends to provide Financing Mechanisms to potential homebuyers in the form of a deferred down payment assistance loan. The loan amounts will be based on income with the lower income households receiving a higher subsidy and higher income households receiving lower subsidies.

Deferred Loan increments for DPA are:

50% and under AMI Up to 70% of contract price

51-80% AMI Up to 40% of contract price

81-120% AMI Up to 25% of contract price.

Home Rehabilitation is a maximum of \$60,000.00 per property.

Definitions and Descriptions:

Low Income Targeting:

As of 9-7-10 the City has encumbered 37% of its NSP funds to households under the 50% AMI set-aside threshold.

Acquisition and Relocation:

Public Comment:



Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
1	Financing Mechanism-Down	DPA1 DPA2	Financing Mechanism-Down Payment Assistance
2	Home Rehabilitation	HR1 HR2	Home Rehabilitation
3	Demolition	DEMO1	Demolition
4	Administration	ADMIN1	Administration
9999	Restricted Balance		<i>No activities in this project</i>



Activities

Project # / Title: 1 / Financing Mechanism-Down Payment Assistance

Grantee Activity Number: DPA1
Activity Title: Financing Mechanism-Down Payment Assistance

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

1

Projected Start Date:

04/01/2009

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:

Financing Mechanism-Down Payment

Projected End Date:

10/31/2018

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,189,601.91

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,189,601.91

Program Income Account:

DPA1 PI

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
10	10		100.00
10	10		100.00

of Households

Proposed Accomplishments

of Housing Units

Total

10

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Tamarac1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
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Location Description:

Scattered Sites (Residential)

Activity Description:

Down Payment Assistance to households under 50% area median income.
9-7-10 NSP Amendment Increased DPA1 from \$1,129,000.00 to \$1,189,601.91

Environmental Assessment:

Environmental Reviews: None

Grantee Activity Number: DPA2
Activity Title: Financing Mechanism-Down Payment Assistance

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

Project Number:
 1

Projected Start Date:
 04/01/2009

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:
 Financing Mechanism-Down Payment

Projected End Date:
 10/31/2018

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,558,129.86

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,558,129.86

Benefit Report Type:
 Direct (Households)

Program Income Account:
 DPA2 PI

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	31	28	3	100.00
# of Households	31	28	3	100.00

Proposed Accomplishments

	Total
# of Housing Units	31

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 City of Tamarac1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Tamarac1	Unknown	\$ 1,511,901.60

Location Description:



Scattered Site Locations-Within the Cities designated areas

Activity Description:

Down Payment Assistance to eligible households in the form of a deferred loan for down payment, closing costs, and mortgage reduction. Households between 51% and 120% area median income.

4-14-2010, amendment processed increasing subsidy of moderate income households from 10% to 25% DPA.

9-7-10 NSP Amendment increased DPA2 from \$1,496,000.00 to \$1,511,901.60

August 2013 Program Income from Nefertiti Grant received (\$46,228.26). To go into DPA2 activity.

Environmental Assessment:

Environmental Reviews: None

Project # / Title: 2 / Home Rehabilitation

Grantee Activity Number: HR1
Activity Title: Home Rehabilitation

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

04/01/2009

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:

Home Rehabilitation

Projected End Date:

10/31/2018

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 573,305.43

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 573,305.43

Benefit Report Type:

Direct (Households)



Proposed Beneficiaries

of Households

Total

10

Low

10

Mod

Low/Mod%

100.00

Proposed Accomplishments

of Housing Units

Total

10

ELI Households (0-30% AMI)

of Properties

10

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Tamarac1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Tamarac1

Organization Type

Unknown

Proposed Budget

\$ 573,305.43

Location Description:

Scattered Residential properties within the City's designated areas.

Activity Description:

Home Rehabilitation of properties purchased with NSP funds which require health, safety, code or building corrections. 9-7-10 NSP Amendment increased HR1 from \$486,000 to \$573,305.43

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: HR2
Activity Title: Home Rehabilitation

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

04/01/2009

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:

Home Rehabilitation

Projected End Date:

10/31/2018

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,153,409.06

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,153,409.06

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
31	28	3	100.00

Proposed Accomplishments

of Housing Units

Total

31

of Properties

31

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Tamarac1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Tamarac1

Organization Type

Unknown

Proposed Budget

\$ 1,153,409.06

Location Description:

Scattered sites within Tamarac's designated areas.



Activity Description:

Home Rehabilitation to properties purchased with NSP Down Payment Assistance funds which require health, safety, code or building code corrections.
4-14-2010, amendment processed increasing HR2 by \$5,000, taken from Demolition.
9-7-10 NSP Amendment decreased HR2 from \$1,291,218.00 to \$1,153,409.06

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: 3 / Demolition

Grantee Activity Number: DEMO1
Activity Title: Demolition

Activity Type:

Clearance and Demolition

Project Number:

3

Projected Start Date:

04/01/2009

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:

Demolition

Projected End Date:

10/31/2018

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 4,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 4,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total

1

Low

1

Mod

Low/Mod%

100.00



Proposed Accomplishments

Total

of Housing Units

1

of Properties

1

Activity is being carried out by Grantee:

Activity is being carried out through:

No

Organization carrying out Activity:

City of Tamarac1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Organization Type

Proposed Budget

City of Tamarac1

Unknown

\$ 4,000.00

Location Description:

Scattered Sites within the City's designated areas of greatest need.

Activity Description:

Demolition of residential unsafe structures with the intent to construct affordable residential properties in the future. 4-14-2010, Amendment processed decreasing activity from \$15K to \$10K. 9-7-10, NSP Amendment reduced Demolition from \$10,000 to \$4,000.

Environmental Assessment:

COMPLETED

Environmental Reviews:

None

Project # / Title: 4 / Administration

Grantee Activity Number:

ADMIN1

Activity Title:

Administration

Activity Type:

Administration

Activity Status:

Under Way

Project Number:

4

Project Title:

Administration

Projected Start Date:

04/01/2009

Projected End Date:

10/31/2018



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)

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget:	\$ 340,000.00
Most Impacted and Distressed Budget:	\$ 0.00
Other Funds:	\$ 0.00
Total Funds:	\$ 340,000.00

Benefit Report Type:

NA

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Tamarac1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Tamarac1	Unknown	\$ 340,000.00

Location Description:

Administration

Activity Description:

Administration of NSP program.
An NSP Amendment was approved by the City Commission 9-7-10 reducing Program Admin from \$360,000 to \$340,000.00

Environmental Assessment:

Environmental Reviews: None



Action Plan Comments:

Reviewer - Approved

Reviewer - Approved

Reviewer - Approved

Reviewer - Approved

Reviewer - This will allow them to make their deadline for obligation of funds. RMM

Reviewer - This will allow them to make their deadline for obligation of funds. RMM

Reviewer - This will allow them to reach their goal. Rmm

Reviewer - Grantee received program income and is modifying Action Plan to modify project/activity budgets. Program income of \$46,228.26 is being utilized to modify the budgets for the DPA2 activity.

Reviewer - grantee inadvertently submitted action plan in DRGR.

Action Plan History

Version	Date
B-08-MN-12-0028 AP#1	04/26/2010
B-08-MN-12-0028 AP#2	09/09/2010
B-08-MN-12-0028 AP#3	08/21/2014
B-08-MN-12-0028 AP#4	01/31/2018

