

Action Plan

Grantee: West Palm Beach, FL

Grant: B-08-MN-12-0030

LOCCS Authorized Amount:	\$ 4,349,546.00
Grant Award Amount:	\$ 4,349,546.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 1,350,000.00
Total Budget:	\$ 5,699,546.00

Funding Sources

No Funding Sources Found

Narratives

Areas of Greatest Need:

As of October 1, 2008, the City of West Palm Beach had 3,396 residential properties in the legal foreclosure process as compared to Palm Beach County which had 15,135 properties in the legal foreclosure process. As of June 4, 2009, the City had 2,488 residential properties in the legal foreclosure process, while Palm Beach County had 11,015. These numbers indicate that the foreclosure problem continues throughout the City of West Palm Beach and Palm Beach County.

There is a continuing gap between incomes in the City when compared to the cost of purchasing a home. In addition, the Section 8 Fair Market Rent for a two-bedroom apartment in West Palm Beach-Boca Raton area is \$438 higher than in Naples-Marcos Island area where the Area Median Income is \$3,200 higher than the Area Median Income in Palm Beach County. There is a continuing shortage of decent, safe, affordable rental housing in the City of West Palm Beach.

Distribution and and Uses of Funds:

On March 4, 2009, a contract was executed awarding the City \$4,349,548 from the U.S. Department of Housing and Urban Development (HUD) as emergency assistance for the redevelopment of foreclosed and abandoned homes. On November 17, 2008, Resolution No. 473-08 authorized the initial amendment to the Consolidated Plan and One Year Action Plan to receive and utilize the Neighborhood Stabilization Program Funds. The Amendment authorized the establishment of the Neighborhood Stabilization Program and NSP Action Plan and detailed the initial distribution of funding and defined the activities to be carried out within the Plan.

The initial plan provided that the \$4,349,546 award be utilized exclusively for the Acquisition of foreclosed and abandoned properties in the amount of \$3,914,592 (Activity B) with \$434,954 set aside for administration. This Resolution No. 312-09 amends the Consolidated Plan and One Year Action Plan by expanding the initial Action Plan to reallocate funding to provide for three additional activities eligible under NSP guidelines.

On 4-19-2010 Commission passed Resolution 165-10 which established eligible Activity C, Land Bank, for homes and residential properties that have been foreclosed upon.

On 6-28-10 Commission passed Resolution 238-10 which eliminated Eligible Activity A, Finance Mechanisms for \$250,000 and also reduced Eligible Activity C, Land Banks by \$127,000 and also Eligible Activity D, Demolition by \$40,592. The total reductions of \$417,592 will be utilized under Eligible Activity E, Redevelop demolished or vacant properties.

- A) Finance Mechanisms reduced by \$250,000
- C) Land Banks reduced by \$127,000
- D) Demolition reduced by \$ 40,000

A breakdown of revised activities and their funding allocation follows:

- A) Finance Mechanisms \$ 0
- B) Purchase & Rehab \$2,155,000
- C) Land Banks \$ 73,000
- D) Demolition \$ 69,000



E) Redevelopment \$1,617,592
 Administration \$ 434,954
 Total \$4,349,546

In addition, Resolution No. 312-09 expands the geographic boundaries to include the target areas neighboring Coleman Park. The target areas now included in the plan are Coleman Park, Pleasant City, Greater Northwest and the Pinewood areas.

On 10/13/16

1. Increased estimated Program Income by \$600,001.34 to \$763,693.00.
2. Increased Activity 1.1 Admin budget by \$45,659.00 to \$480,613.00.

On 09/28/17

1. Increased estimated Program Income by \$586,307.00 to \$1,350,000.00
2. Increased Activity 1.1 budget by \$18,933.00 to \$499,546.00
3. Decreased Activity 2.1 budget by \$493,513.49 to \$600,000.00
4. Decreased Activity 2.2 budget by \$136,341.41 to \$600,000.00
5. Decreased Activity 3.1 budget by \$47,444.90 to \$0
6. Decreased Activity 4.1 budget by \$84,507.74 to \$1,900,000.00
7. Increased Activity 4.2 budget by \$1,600,000.00 to \$1,600,000.00
8. Increased Activity 4.3 budget by \$500,000.00 to \$500,000.00
9. Decreased Activity 6.1 budget by \$65,384.46 to \$0

Definitions and Descriptions:

The primary purpose of the NSP is to rescue neighborhoods from economic deterioration and the neighborhood blight caused by vacancy and foreclosure. The City's initial Action Plan provided that the funds be used for the purchase, rehabilitation and retention of foreclosed properties within the Coleman park neighborhood. After rehabilitation, the properties were to be used primarily for rental with an option to own after a period of stability and potential owners developing the credit worthiness to obtain a 1st mortgage covering a portion of the purchase price. The balance of the purchase price would be evidenced by a soft second mortgage and restrictive covenant to insure affordability for the appropriate periods outlined in Federal guidelines.

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
1	Administration	1.1	Administration
2	Acquisition & Rehabilitation	2.1	Acquisition & Rehabilitation - Single Family (LH)
		2.2	Acquisition & Rehabilitation - Single Family(LMMI)
3	Demolish blighted structures	3.1 Clearance/Demolition	Demolish blighted structures
4	Acquisition & Redevelopment	4.1	Acquisition & Redevelopment (LMMI)
		4.2	Acquisition & Redevelopment (LH)
		4.3	Redevelopment Public Facility
6	Land Bank	6.1 Land Bank	Land Bank
9999	Restricted Balance	<i>No activities in this project</i>	



Activities

Project # / Title: 1 / Administration

Grantee Activity Number: 1.1
Activity Title: Administration

Activity Type:

Administration

Project Number:

1

Projected Start Date:

03/01/2009

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)

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

09/30/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 499,546.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 499,546.00

Benefit Report Type:

NA

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of West Palm Beach1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of West Palm Beach1

Organization Type

Unknown

Proposed Budget

\$ 499,546.00

Location Description:



Activity Description:

Administration of the NSP1 Program. On 10/13/16, the budgeted amount of this activity increased by \$45,659.00 to \$480,613.00.

Environmental Assessment:

Environmental Reviews: None

Project # / Title: 2 / Acquisition & Rehabilitation

Grantee Activity Number: 2.1
Activity Title: Acquisition & Rehabilitation - Single Family (LH)

Activity Type:

Acquisition - general

Project Number:

2

Projected Start Date:

03/01/2009

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:

Acquisition & Rehabilitation

Projected End Date:

09/30/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 600,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 600,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total

10

Low

10

Mod

Low/Mod%

100.00



# of Households	10	10	100.00
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Proposed Accomplishments

Total

# of Singlefamily Units	10
# of Housing Units	10
# of Properties	10

Activity is being carried out by Grantee:

Activity is being carried out through:

No

Organization carrying out Activity:

City of West Palm Beach1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of West Palm Beach1	Unknown	\$ 600,000.00

Location Description:

The target areas now included in the plan are Coleman Park, Pleasant City, Greater Northwest and the Pinewood areas.

Activity Description:

NSP funds will be used to purchase 10 residential properties (single family low income), rehabilitate them and retain them as rentals with an option to buy. After rehabilitation, all properties shall meet the City of West Palm Beach Minimum Housing Code Standards. These homes shall be strengthened against future hurricane damage. No less than ten (10) of these units will be provided for households with incomes at 50 percent or less of the Area Median Income.

Environmental Assessment:

Environmental Reviews: None



Grantee Activity Number: 2.2
Activity Title: Acquisition & Rehabilitation - Single Family(LMMI)

Activity Type:
 Acquisition - general

Project Number:
 2

Projected Start Date:
 03/01/2009

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:
 Acquisition & Rehabilitation

Projected End Date:
 09/30/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 600,000.00
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 600,000.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	9			0.00
# of Households	9			0.00

Proposed Accomplishments

	Total
# of Singlefamily Units	9
# of Housing Units	9
# of Properties	9

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 City of West Palm Beach1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of West Palm Beach1	Unknown	\$ 600,000.00



Location Description:

The target areas now included in the plan are Coleman Park, Pleasant City, Greater Northwest and the Pinewood areas.

Activity Description:

NSP funds will be used to purchase 9 residential properties (single family LMMI residents), rehabilitate them and retain them as rentals with an option to buy. After rehabilitation, all properties shall meet the City of West Palm Beach Minimum Housing Code Standards. These homes shall be strengthened against future hurricane damage.

Environmental Assessment:

Environmental Reviews: None

Project # / Title: 3 / Demolish blighted structures

Grantee Activity Number: 3.1 Clearance/Demolition
Activity Title: Demolish blighted structures

Activity Type:

Clearance and Demolition

Project Number:

3

Projected Start Date:

03/01/2009

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:

Demolish blighted structures

Projected End Date:

09/30/2010

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	Total	Low	Mod	Low/Mod%
# of Households	6			0.00
Proposed Accomplishments	Total			
# of Singlefamily Units	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:

City of West Palm Beach1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of West Palm Beach1	Unknown	\$ 0.00

Location Description:

The target areas now included in the plan are Coleman Park, Pleasant City, Greater Northwest and the Pinewood areas.

Activity Description:

NSP funds will be used to demolish blighted structures.

Environmental Assessment:

Environmental Reviews: None

Project # / Title: 4 / Acquisition & Redevelopment

Grantee Activity Number: 4.1

Activity Title: Acquisition & Redevelopment (LMMI)

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

Project Title:



4

Acquisition & Redevelopment

Projected Start Date:

03/01/2009

Projected End Date:

09/30/2010

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: \$ 1,900,000.00

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: \$ 1,900,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

	Total	Low	Mod	Low/Mod%
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16 0.00

of Households

16 0.00

Proposed Accomplishments

of Singlefamily Units

Total

16

of Housing Units

16

of Properties

16

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of West Palm Beach1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of West Palm Beach1

Organization Type

Unknown

Proposed Budget

\$ 1,900,000.00



Location Description:

The target areas now included in the plan are Coleman Park, Pleasant City, Greater Northwest and the Pinewood areas.

Activity Description:

NSP funds will be used to redevelop demolished or vacant properties. Correlates with CDBG-Eligible Activities: Acquisition Disposition Public facilities and improvements Public services for housing counseling, but only to the extent that counseling beneficiaries is limited to prospective purchasers or tenants of the redeveloped properties. Relocation Direct homeownership assistance (but expanded to include LMMI persons) Eligible rehabilitation and preservation activities Special activities by CBDOs

Environmental Assessment:

Environmental Reviews: None



Grantee Activity Number: 4.2
Activity Title: Acquisition & Redevelopment (LH)

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

4

Projected Start Date:

02/19/2013

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:

Acquisition & Redevelopment

Projected End Date:

06/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,600,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,600,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
15			0.00
15			0.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

15

of Housing Units

15

of Properties

15

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of West Palm Beach2

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of West Palm Beach2

Organization Type

Local Government

Proposed Budget

\$ 1,600,000.00



Location Description:

This activity is located in the NSP-approved target area in the Coleman Park neighborhood.

Activity Description:

The activity includes the new construction or reconstruction of residential properties on vacant lots owned by the City of WPB. The homes are to be sold to income eligible households. If the homes are unable to be sold within a reasonable time period, the City will convert to a rental strategy.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: 4.3
Activity Title: Redevelopment Public Facility

Activity Type:

Rehabilitation/reconstruction of public facilities

Project Number:

4

Projected Start Date:

09/01/2008

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:

Area Benefit (Census)

LMI%:	
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Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of West Palm Beach2

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of West Palm Beach2	Local Government	\$ 500,000.00

Location Description:

Activity Description:



Environmental Assessment:

Environmental Reviews: None

Project # / Title: 6 / Land Bank

Grantee Activity Number: 6.1 Land Bank
Activity Title: Land Bank

Activity Type:

Land Banking - Disposition (NSP Only)

Project Number:

6

Projected Start Date:

03/01/2009

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:

Land Bank

Projected End Date:

09/30/2010

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:

Area Benefit (Census)

Proposed Accomplishments

of Housing Units

Total

3

of Properties

2

LMI%:

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Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of West Palm Beach1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of West Palm Beach1	Unknown	\$ 0.00

Location Description:

Activity Description:

to establish land banks for disposition, including maintaining the properties with lawn care, etc.

Environmental Assessment:

Environmental Reviews: None

Action Plan Comments:

- Reviewer - Grantee made changes to Action Plan and has moved allocated funds from Acquisition & Rehab to Demolition and Redevelopment. . The City of West Palm Beach amended its NSP Plan to include three additional neighborhoods which have a high number of vacant and abandoned properties. FO will follow up progress on next Quaterly Report. (EF)03/01/10
- Reviewer - As per grantee need to make correction on budget amount. FO will reject for grantee to resubmit. (EF)
- Reviewer - Grantee advertised to the general public through a newspaper of general circulation the availability of the NSP substantial amendment and solicited comments from City residents. The comment period, as defined by NSP regulations, is of 15 days. Substantial Amendment was published from April 4, 2010 to April 19, 2010. Substantial Amendment proposed reallocation of funds and to establish new project 6.1 Land Bank total amount budgeted \$200,000. FO reviewed and approved Action Plan as of 07/13/10. (EF)
- Reviewer - A substantial amendment was approved by City Commission on Monday June 28,2010. The City complied with the 15 day public comment period. (EF)



- Reviewer - As per grantee reallocation of funds were made on the activities budgets in their Action Plan. The changes did not trigger a substantial amendment b/c the changes did not involved budget changes exceeding thirty (30) percent or \$30,000 of the annual program budget. (EF)
- Reviewer - Grantee revised activity to reflect corrections necessary as per HUD requirement to modify activities. All activities appear corrected. (EF)
- Reviewer - As per grantee submitted action plan by mistake. EF
- Reviewer - The City of West Palm submitted a substantial amendmet and proposed the following changes:
The addition of a new activity; A budget revision to appropriate and realign NSP1 funds; A change in the proposed number of beneficiaries; and the establishment of a budget line for anticipated program income to be generated from the use of the NSP1 funds. As per CRA a new activity has been added to the City's action plan to meet a national objective of benefiting very low income households for LH25 requirement. Although a proposed budget for this activity is \$1,520,262.98 it has not been effective in DRGR system until a revision of the vouchers by activities is completed. A fifteen day comment period was posted on the City's website commencing on February 4, 2013 and ending on February 18, 2013. (Eli Fernandez) March 5, 2013.
- Reviewer - The City made two (2) changes to its Action Plan as the following:
1. Increased estimated Program Income by \$600,001.34 to \$763,693.00.
2. Increased Activity 1.1 Admin budget by \$45,659.00 to \$480,613.00.
- Reviewed and approved by La Vora Bussey on October 13, 2016.
- Reviewer - On May 18, 2017, the city submitted a substantial amendment. A copy of substantial amendment, advertisement and copy of NSP 1 substantial amendment on city's letterhead.
- The city indicated that they are almost done reconciling our NSP1 grant and only have one more project to complete. The city also indicted that they hope to "close out" NSP1 by December 2018.
- The city also indicated that they have submitted our Action Plan for your review with the following changes:
1. Increased estimated Program Income by \$586,307.00 to \$1,350,000.00
 2. Increased Activity 1.1 budget by \$18,933.00 to \$499,546.00
 3. Decreased Activity 2.1 budget by \$493,513.49 to \$600,000.00
 4. Decreased Activity 2.2 budget by \$136,341.41 to \$600,000.00
 5. Decreased Activity 3.1 budget by \$47,444.90 to \$0
 6. Decreased Activity 4.1 budget by \$84,507.74 to \$1,900,000.00
 7. Increased Activity 4.2 budget by \$1,600,000.00 to \$1,600,000.00
 8. Increased Activity 4.3 budget by \$500,000.00 to \$500,000.00
 9. Decreased Activity 6.1 budget by \$65,384.46 to \$0
- For your convenience, we have attached our substantial amendment which outlines the amended NSP1 budget amounts on page 5.
- Reviewed and approved by La Vora Bussey 10/13/2017

Action Plan History

Version	Date
B-08-MN-12-0030 AP#1	07/30/2010
B-08-MN-12-0030 AP#2	02/04/2011
B-08-MN-12-0030 AP#3	02/28/2012
B-08-MN-12-0030 AP#4	03/05/2013
B-08-MN-12-0030 AP#5	10/13/2016
B-08-MN-12-0030 AP#6	10/13/2017

