

Action Plan

Grantee: Palm Beach County, FL

Grant: B-09-LN-FL-0021

LOCCS Authorized Amount:	\$ 50,000,000.00
Grant Award Amount:	\$ 50,000,000.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 8,588,818.17
Total Budget:	\$ 58,588,818.17

Funding Sources

Funding Source	Funding Type
Westgate CRA/Neighborhood	State Funds
Community Land Trust of PBC--\$130,000	State Funds
Community Land Trust of PBC--\$1,324,145	Financial Institution Money
PBC Housing Finance	Other Local Government Funds
Community Land Trust of PBC--\$70,000	Other Federal Funds

Narratives

Executive Summary:

Many areas of the County are underutilized and provide great opportunities for redevelopment, including the Urban Redevelopment Area (URA) and the Glades Region Target Area (GRTA). The URA consists of 25 square miles and was created in 2005 to focus the County's redevelopment and infill efforts by promoting economic growth; improving the present condition of infrastructure, investment and reinvestment in the area; and discouraging urban sprawl by directing development where resources exist. The GRTA encompasses portions of the municipalities of South Bay, Belle Glade, and Pahokee, and the unincorporated area of Canal Point.

Of the activities being implemented under the NSP2 Program, three will target and provide housing benefits (rental and homeownership) to 414 households with incomes which are at or below 120% of the County's MFI as follows:

- First and/or Second Mortgage Loan Program for which \$14.35 million is being allocated will provide benefits to 95 households;
- Residential Redevelopment Grant Program for which \$12.72 million is being allocated will provide benefits to 94 households; and,
- Neighborhood Rental Redevelopment Loan Program for which \$18.67 million is being allocated will provide benefits to 227 renter households.

For the remaining activity, NSP2 Demolition, \$100,000 is being allocated and 5 blighted structures will be demolished.

Target Geography:

The NSP2 funding will be limited to use in the URA and the GRTA. These areas are physically and socially ripe for revitalization, and in need of assistance from the negative effects of the foreclosure crisis. The URA is located in eastern-central Palm Beach County, and is generally bounded by Community Drive on the north; Interstate 95 to the east; Haverhill and Jog Roads to the west; and Melaleuca Lane to the south. The following zip codes fall entirely, or partially within the URA: 33409; 33417; 33413; 33415; 33406; 33461; and 33463. The creation of the GRTA added nine census tracts to the NSP2 Program. These are census tracts 80.01; 80.02; 81.01; 81.02; 82.01; 82.02; 82.03; 83.01; and 83.02.



Program Approach:

The purpose of the URA is to focus the County's redevelopment and infill efforts by promoting economic growth; improving the present condition of infrastructure, investment and reinvestment in the area; and discouraging urban sprawl by directing development where resources exist. The County's NSP2 Program has been designed to dovetail with these goals, while realizing the overall goal of HUD's NSP2 Program to stabilize and revitalize communities hard-hit by the recent economic and foreclosure crisis through removal of housing units from foreclosure and redevelopment of vacant or underutilized properties. The GRTA was also targeted because of the need for decent affordable housing for the residents of the Glades since there is not sufficient private economic incentive to maintain affordable housing in the area. Three of the activities under this application will target and provide housing benefits (rental and homeownership to 414 households with incomes which are at or below 120% of the County's MFI. Of the 414 households slated to benefit from the programs to be undertaken, 195 households will have incomes which is at or below 50% of the AMI, and 219 households will have incomes between 51% and 120% of the County's AMI. The remaining activity will target blighted structures within eligible NSP2 target areas to be demolished. The housing activities are described in greater detail below:

1. First and/or Second Mortgage Program (\$14,355,175): provision of first and/or second mortgages to assist homebuyers to acquire a foreclosed single family property for owner occupancy.
2. Residential Redevelopment Grant Program(\$12,724,825): provision of NSP2 grants to subrecipient municipalities, public agencies, and private non-profits for the acquisition and rehabilitation of vacant and foreclosed properties to be used for subsequent affordable resale or rental.
3. Neighborhood Rental Redevelopment Loan Program (\$18,670,000): provision of low-interest conditional loans to private for-profit developers or partnerships between private-for profits and public or non-profit partners for the redevelopment of vacant properties into affordable multifamily rental housing with a focus on the production of housing for the low and very-low income groups (<50AMI) including formerly homeless families.

The quick removal of 192 foreclosed single-family homes from the market will help stabilize the housing market within the target area by arresting the deterioration in housing prices in the area, and will revitalize the neighborhoods by bringing working families back into vacant housing structures that will eventually exert a blighting influence on the community.

In terms of economic impact, aside from the boost to the housing sales services industry, it is anticipated that approximately 172 construction related jobs will be created from the activity being proposed for the redevelopment of residential structures for use as rental. Additionally, the local property tax base will increase either through the payment of taxes previously gone unpaid on foreclosures, and by taxes generated through new housing development and redevelopment of vacant housing. All of these benefits will be realized within three years of implementation of this project.

Consortium Members:

This NSP2 Program is NOT a consortium, but that of a single governmental entity: Palm Beach County, Florida.

How to Get Additional Information:

For additional information, please contact Jonathan Brown, Director, Palm Beach County Department of Housing and Economic Sustainability, 100 Australian Avenue, Suite 500, West Palm Beach, FL 33406 (561) 233-3602 orjrbrown2@pbcgov.org

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
01	Administration	NS2-10	NSP2 Administration
02	Financing Mechanism	NS2-20	NSP2 First and/orSecond Mortgage Loan Program-LMMI
		NS2-21	NSP2 First and/or Second Mortgage Program-LH
03	Acquisition and Rehabilitation	NS2-31	Community Land Trust Acq/Rehab-LH
		NS2-32	Community Land Traust Acq/Rehab--LMMI
		NS2-33	Neighborhood Renaissance Acq/Rehab--LH
		NS2-34	Neighborhood Renaissance Acq/Rehab-LMMI
		NS2-35	Westgate CRA Acq/Rehab--LH
		NS2-36	Westgate CRA Acq/Rehab--LMMI
		NS2-37	PBC Housing Authority-South Bay Villas-LH
		NS2-38	PBC Housing Authority-South Bay Villas-LMMI
04	Redevelopment	NS2-40	Westgate Plaza Apartments--LH
		NS2-41	Westgate Plaza Apartments--LMMI
		NS2-42	Colonial Lakes Apartments--LH
		NS2-43	Colonial Lakes Apartments--LMMI



		NS2-44	CLT Davis Landings--LH
		NS2-45	CLT Davis Landings--LMMI
		NS2-46	Pine Run Apartments-LH
		NS2-47	Pine Run Apartments-LMMI
		NS2-48	Mango Cove
		NS2-49	Village of Valor
05	NSP2 Demolition	NS2-50	NSP2 Demolition
9999	Restricted Balance		<i>No activities in this project</i>
NSP2 PI Waiver	NSP2 Program Income Waiver	NSP2 PI Waiver	NSP2 Program Income Waiver



Activities

Project # / Title: 01 / Administration

Grantee Activity Number: NS2-10
Activity Title: NSP2 Administration

Activity Type:

Administration

Project Number:

01

Projected Start Date:

02/11/2010

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:

02/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 3,364,727.65

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 3,364,727.65

Benefit Report Type:

NA

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Palm Beach County

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Palm Beach County

Organization Type

Local Government

Proposed Budget

\$ 3,364,727.65

Location Description:



Activity Description:

General administration and planning costs incurred in undertaking Palm Beach County's NSP2 Program.
June 13, 2012 - 4th Amendment to NSP2 decreased Administration by \$700,000 from \$4,250,000 to \$3,550,000.
February 11, 2013 - 8th Amendment to NSP2 decreased Administration by \$216,587.69 from \$3,350,000 to \$3,133,412.31
The 9th Regular Amendment to NSP2 application increased the Administration budget by \$65,745.64, from \$3,133,412.31 to \$3,199,157.95. Funding for this increase will come from program income.
The 11th Amendment to the NSP2 application allocated NSP2 program income to increase the Admin budget by \$75,851.16.
The 16th Regular Amendment to the NSP2 application increases the Administration activity budget by \$89,718.54, from \$3,275,009.11 to \$3,364,727.65. Additional funding for this activity is from program income generated by NSP2 activities.

Environmental Assessment: EXEMPT

Environmental Reviews: None

Project # / Title: 02 / Financing Mechanism

Grantee Activity Number: NS2-20
Activity Title: NSP2 First and/or Second Mortgage Loan Program-LMMI

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

Project Number:
02

Projected Start Date:
02/11/2010

Project Draw Block by HUD:
Blocked by Michael Sklar

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

Projected End Date:
02/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 4,904,820.41

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00



Total Funds: \$ 4,904,820.41

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	46		40	86.96
# of Households	46		40	86.96

Proposed Accomplishments	Total
# of Singlefamily Units	46
# of Housing Units	46

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Palm Beach County

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Palm Beach County	Local Government	\$ 4,904,820.41

Location Description:

NSP2 funds will be limited to use in the Palm Beach County Urban Redevelopment Area (URA) and the Glades Region Target Area (GRTA). The URA is the central urban core of the County which is physically and socially ripe for revitalization, and in need of assistance from the negative effects of the foreclosure crisis. The URA is located in eastern-central Palm Beach County, and is generally bounded by Community Drive on the north; Interstate 95 to the east; Haverhill and Jog Roads to the west; and Melaleuca Lane to the south. The following zip codes fall entirely, or partially within the URA: 33409; 33417; 33413; 33415; 33406; 33461; and 33463. The GRTA encompasses portions of the Cities of South Bay, Pahokee, and Belle Glade and unincorporated Canal Point.

Activity Description:

Palm Beach County will provide 1st and/or 2nd mortgages to NSP2-eligible households in the 51-120% AMI income group to assist in the acquisition of vacant foreclosed and/or abandoned single-family homes for owner occupancy. On January 3, 2012, \$2,000,000 was reallocated from NS-20 to the Acquisition/Rehab Budget for use by one of the subrecipients - Neighborhood Renaissance to enable it to acquire additional foreclosed housing units. On June 12, 2012, \$2,348,691 was reallocated from NS-20 to the Redevelopment Budget for a new activity - Pine Run Apts. January 27, 2013 - 7th Amendment to NSP2 - increased activity from \$4,427,944 to \$4,736,973.42. The 9th Amendment to the NSP2 application decreased the activity budget of the Financing Mechanism-LMMI category by \$105,353.01, from \$4,736,973.42 to \$4,631,620.41. No reduction in number of beneficiaries or units occurred as a result of this budget reduction. Funds have been reprogrammed to the Financing Mechanism-LH activity. The 11th Amendment to the NSP2 application allocated NSP2 program income to increase the Financing Mechanism-LMMI activity budget by \$30,000. The 13th Amendment to the NSP2 application added NSP2 program income in the amount of \$143,200 to the LMMI Financing Mechanism activity budget. The 20th amendment to the NSP2 application added NSP2 program income in the amount of \$100,000 to the LMMI



Financing Mechanism.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: NS2-21
Activity Title: NSP2 First and/or Second Mortgage Program-LH

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

02

Projected Start Date:

02/11/2010

Project Draw Block by HUD:

Blocked by Michael Sklar

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:

Financing Mechanism

Projected End Date:

02/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 3,938,903.50

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 3,938,903.50

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
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12	12		100.00
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of Households

12	12		100.00
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Proposed Accomplishments

of Singlefamily Units

Total

12

of Housing Units

12

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Palm Beach County

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Palm Beach County

Organization Type

Local Government

Proposed Budget

\$ 3,938,903.50



Location Description:

NSP2 funds will be limited to use in the Palm Beach County Urban Redevelopment Area (URA) and the Glades Region Target Area (GRTA). The URA is the central urban core of the County which is physically and socially ripe for revitalization, and in need of assistance from the negative effects of the foreclosure crisis. The URA is located in eastern-central Palm Beach County, and is generally bounded by Community Drive on the north; Interstate 95 to the east; Haverhill and Jog Roads to the west; and Melaleuca Lane to the south. The following zip codes fall entirely, or partially within the URA: 33409; 33417; 33413; 33415; 33406; 33461; and 33463. The GRTA encompasses portions of the municipalities of South Bay, Belle Glade, and Pahokee and the unincorporated area of Canal Point.

Activity Description:

The County will provide NSP2 first and/or second mortgages to households in the 0 - 50% AMI income group to assist in the acquisition of vacant foreclosed and/or abandoned single-family homes for owner occupancy. On June 14, 2012, \$624,336 was reallocated from NS2-21 to the Redevelopment Budget for a new activity - Pine Run Apts. January 27, 2013 - 7th Amendment to NSP2 decreased LH income budget by \$200,000 from \$3,600,000 to \$3,400,000 The 9th Amendment to the NSP2 application increased the activity budget of the Financing Mechanism-LH category by \$264,103.50, from \$3,400,000 to \$3,664,103.50. These funds will cover rehabilitation costs on units that were previously purchased. The total number of beneficiaries and units will not change. Increased funding for this activity comes from excess funds remaining in the Acquisition/Rehabilitation, Redevelopment, and Financing Mechanism-LMMI activities, as well as program income. The 11th Amendment to the NSP2 application utilized NSP2 program income to increase the Financing Mechanism-LH activity budget by \$11,000. The 13th Amendment to the NSP2 application added NSP2 program income of \$163,800 to the LH Financing Mechanism activity budget. The 20th amendment to the NSP2 application added NSP2 program income of \$100,000 to the LH Financing Mechanism activity budget.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: 03 / Acquisition and Rehabilitation

Grantee Activity Number: NS2-31
Activity Title: Community Land Trust Acq/Rehab-LH

Activity Type:
Acquisition - general

Project Number:
03

Projected Start Date:
04/05/2011

Project Draw Block by HUD:
Blocked by HQ ADMINISTRATOR

Activity Status:
Under Way

Project Title:
Acquisition and Rehabilitation

Projected End Date:
02/11/2013

Project Draw Block Date by HUD:

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 Draw Block Date by HUD:

Total Budget:	\$ 1,141,601.25
Most Impacted and Distressed Budget:	\$ 0.00
Other Funds:	\$ 0.00
Total Funds:	\$ 1,141,601.25

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	8	8		100.00
# of Households	8	8		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	8
# of Housing Units	8

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Community Land Trust of Palm Beach County

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Community Land Trust of Palm Beach County	Unknown	\$ 1,143,989.00

Location Description:

Various locations within the County's Urban Redevelopment Area.

Activity Description:

Acquisition and rehabilitation of 8 single-family properties for affordable rental to LH households. 3rd Regular Amendment transferred \$373,320 to this subrecipient to cover additional rehabilitation costs due to recent changes to the building code. The 9th Amendment to the NSP2 application decreased the budget of this activity by \$2,388.25, from \$1,143,989.50 to \$1,141,601.25. The total number of beneficiaries and units will not change. These funds will be reprogrammed to the Financing Mechanism-LH activity.

Environmental Assessment: COMPLETED



Environmental Reviews: None



Grantee Activity Number: NS2-32
Activity Title: Community Land Traust Acq/Rehab--LMMI

Activity Type:

Acquisition - general

Project Number:

03

Projected Start Date:

04/05/2011

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

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 and Rehabilitation

Projected End Date:

02/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,037,159.25

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,037,159.25

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
8		8	100.00
8		8	100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total

8

8

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Community Land Trust of Palm Beach County

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Community Land Trust of Palm Beach County

Organization Type

Unknown

Proposed Budget

\$ 1,193,461.50

Location Description:



Various locations within the County's Urban Redevelopment Area.

Activity Description:

Acquisition and rehabilitation of 8 single-family units for affordable resale to LMMI homebuyers.
3rd Amendment to NSP2 reallocated \$373,320 to the subrecipient to cover additional rehabilitation costs due to recent changes to the building code.

The 9th Amendment to the NSP2 application decreased the budget of this activity by \$156,302.25, from \$1,193,461.50 to \$1,037,159.25. The total number of beneficiaries and units have not changed. These funds will be reprogrammed to the Financing Mechanism-LH activity.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: NS2-33
Activity Title: Neighborhood Renaissance Acq/Rehab--LH

Activity Type:

Acquisition - general

Project Number:

03

Projected Start Date:

04/05/2011

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

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 and Rehabilitation

Projected End Date:

02/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 5,163,806.22

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 5,163,806.22

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	38	38		100.00
# of Households	38	38		100.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total

38

38

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Neighborhood Renaissance, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Neighborhood Renaissance, Inc.

Organization Type

Unknown

Proposed Budget

\$ 5,163,806.22

Location Description:



Various locations within the County's Urban Redevelopment Area.

Activity Description:

Acquisition and rehabilitation of 34 single-family units for affordable rental to LH households. The 2nd Regular Amendment to NSP2 reallocated \$2,000,000 from the Mortgage Program to Neighborhood Renaissance to enable it to acquire additional foreclosed housing units. 6th Regular Amendment to NSP2 reallocated \$614,704 from the Neighborhood Renaissance LH category to the LMMI category. The 10th Regular Amendment to NSP2 allocated \$28,510.22 in program income to Neighborhood Renaissance-LH activity to cover eligible expenditures for activities associated with rehabilitation of NSP2 properties. Total number of units and beneficiaries remains the same.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: NS2-34
Activity Title: Neighborhood Renaissance Acq/Rehab-LMMI

Activity Type:

Acquisition - general

Project Number:

03

Projected Start Date:

04/05/2011

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

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 and Rehabilitation

Projected End Date:

02/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 7,058,161.85

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 7,058,161.85

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	38		38	100.00
# of Households	38		38	100.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total

38

38

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Neighborhood Renaissance, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Neighborhood Renaissance, Inc.

Organization Type

Unknown

Proposed Budget

\$ 6,968,161.85

Location Description:



Various locations in the County's Urban Redevelopment Area.

Activity Description:

Acquisition and rehabilitation of 34 single-family housing units for affordable rental to LMMI households.

The 10th Regular Amendment to NSP2 allocated \$103,457.85 in program income to Neighborhood Renaissance-LMMI activity to cover eligible expenditures for activities associated with rehabilitation of previously acquired NSP2 properties. Total number of units and beneficiaries remains the same.

The 11th Amendment to the NSP2 Action Plan allocated \$90,00 in program income to Neighborhood Renaissance-LMMI activity to cover eligible expenditures for activities associated with rehabilitation of previously acquired NSP2 properties. The total number of units and beneficiaries has not changed.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: NS2-35
Activity Title: Westgate CRA Acq/Rehab--LH

Activity Type:

Acquisition - general

Project Number:

03

Projected Start Date:

04/05/2011

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

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 and Rehabilitation

Projected End Date:

02/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,252,538.58

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,252,538.58

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	5	5		100.00
# of Households	5	5		100.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total
5
5

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Westgate/Belvedere Homes CRA

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Westgate/Belvedere Homes CRA

Organization Type

State Agency

Proposed Budget

\$ 1,252,538.58

Location Description:



Various locations in the Westgate/Belvedere Homes CRA, located within the County's Urban Redevelopment Area.

Activity Description:

Acquisition and rehabilitation of 5 single-family homes for affordable resale to LH homebuyers. 3rd Amendment to NSP2 reallocated \$1,308,828 to the subrecipient to cover costs as some of the housing units acquired with NSP2 funds must be demolished and replaced. The 10th Regular Amendment to NSP2 allocated \$31,749.58 in program income to Westgate/Belvedere Homes CRA-LH activity to cover eligible expenditures for activities associated with rehabilitation of previously acquired NSP2 properties. Total number of units and beneficiaries remains the same.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: NS2-36
Activity Title: Westgate CRA Acq/Rehab--LMMI

Activity Type:

Acquisition - general

Project Number:

03

Projected Start Date:

04/05/2011

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

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 and Rehabilitation

Projected End Date:

02/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,268,571.09

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,268,571.09

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
5		5	100.00
5		5	100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total

5

5

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Westgate/Belvedere Homes CRA

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Westgate/Belvedere Homes CRA

Organization Type

State Agency

Proposed Budget

\$ 1,268,571.09

Location Description:



Various locations in the Westgate/Belvedere Homes CRA located within the County's Urban Redevelopment Area. 3rd Regular Amendment to NSP2 re-allocated \$1,308,828 to the subrecipient as some of the housing units acquired with NSP2 funds must be demolished and replaced. The 10th Regular Amendment to NSP2 allocated \$47,782.09 in program income to Westgate/Belvedere Homes CRA-LMMI activity to cover eligible expenditures for activities associated with rehabilitation of previously acquired NSP2 properties. Total number of units and beneficiaries remains the same.

Activity Description:

Acquisition and rehabilitation of 5 single-family units for affordable resale to LMMI homebuyers.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: NS2-37
Activity Title: PBC Housing Authority-South Bay Villas-LH

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

03

Projected Start Date:

02/03/2015

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

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 and Rehabilitation

Projected End Date:

09/30/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 386,595.29

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 386,595.29

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	8	8		100.00
# of Households	8	8		100.00

Proposed Accomplishments

of Multifamily Units

of Housing Units

of Properties

Total

8

8

8

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Palm Beach County Housing Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Palm Beach County Housing Authority

Organization Type

Unknown

Proposed Budget

\$ 386,595.29



Location Description:

110 Harrelle Drive, South Bay, FL 33493

Activity Description:

Funding will be provided to Palm Beach County Housing Authority to rehabilitate eight (8) housing units which will be leased to households at or below 50% AMI.

This activity was added via the 12th Amendment to the NSP2 application.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: NS2-38
Activity Title: PBC Housing Authority-South Bay Villas-LMMI

Activity Type:
 Rehabilitation/reconstruction of residential structures
Project Number:
 03
Projected Start Date:
 02/03/2015
Project Draw Block by HUD:
 Blocked by HQ ADMINISTRATOR
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 and Rehabilitation
Projected End Date:
 09/30/2015
Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 386,595.29
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 386,595.29

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	8		8	100.00
# of Households	8		8	100.00

Proposed Accomplishments	Total
# of Multifamily Units	8
# of Housing Units	8
# of Properties	8

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Palm Beach County Housing Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Palm Beach County Housing Authority	Unknown	\$ 386,595.29



Location Description:

110 Harrelle Drive, South Bay, FL 33493

Activity Description:

Funding will be provided to the Palm Beach County Housing Authority to rehabilitate eight (8) multi-family housing units to be leased to households at or below 120% AMI. This activity was added via the 12th Amendment to the NSP2 application.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: 04 / Redevelopment

Grantee Activity Number: NS2-40
Activity Title: Westgate Plaza Apartments--LH

Activity Type:

Construction of new housing

Project Number:

04

Projected Start Date:

03/01/2011

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:

Redevelopment

Projected End Date:

02/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 3,355,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 3,355,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Total Low Mod Low/Mod%



# Renter Households	44	44	100.00
# of Households	44	44	100.00
Proposed Accomplishments		Total	
# of Multifamily Units		44	
# of Housing Units		44	
# ELI Households (0-30% AMI)			

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Westgate Plaza Apartments, Ltd.

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Westgate Plaza Apartments, Ltd.	Unknown	\$ 3,355,000.00

Location Description:

Corner of Westgate Avenue and Quail Drive in the unincorporated Westgate/Belvedere Homes Target Area within the County's Urban Redevelopment Area.

Activity Description:

Redevelopment of vacant/demolished property by Developer for new construction of 80-unit multi-family rental housing complex. 44 units to be provided to LH income renters.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: NS2-41
Activity Title: Westgate Plaza Apartments--LMMI

Activity Type:
 Construction of new housing

Project Number:
 04

Projected Start Date:
 03/01/2011

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:
 Redevelopment

Projected End Date:
 02/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,745,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 2,745,000.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	36		36	100.00
# of Households	36		36	100.00

Proposed Accomplishments	Total
# of Multifamily Units	36
# of Housing Units	36

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Westgate Plaza Apartments, Ltd.

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Westgate Plaza Apartments, Ltd.	Unknown	\$ 2,745,000.00

Location Description:



Corner of Westgate Avenue and Quail Drive in the unincorporated Westgate/Belvedere Homes CRA within the County's Urban Redevelopment Area.

Activity Description:

Redevelopment of vacant/demolished property by Developer for new construction of 80 unit multifamily rental housing complex. 36 units to be provided to LMMI renters.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: NS2-42
Activity Title: Colonial Lakes Apartments--LH

Activity Type:
 Construction of new housing

Project Number:
 04

Projected Start Date:
 03/01/2011

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:
 Redevelopment

Projected End Date:
 02/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 3,765,813.70

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 3,765,813.70

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	66	66		100.00
# of Households	66	66		100.00

Proposed Accomplishments

	Total
# of Multifamily Units	66
# of Housing Units	66
# ELI Households (0-30% AMI)	

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Colonial Lakes Apartments, Ltd.

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Colonial Lakes Apartments, Ltd.	Unknown	\$ 3,765,813.70



Location Description:

Southwest corner of Lake Worth Road, and Westview Street in City of Greenacres within the County's Urban Redevelopment Area.

Activity Description:

Redevelopment of vacant/demolished property by Developer for new construction of 120 unit multi-family rental housing complex. 66 units to be provided to LH income renters.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: NS2-43
Activity Title: Colonial Lakes Apartments--LMMI

Activity Type:
 Construction of new housing

Project Number:
 04

Projected Start Date:
 03/01/2011

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:
 Redevelopment

Projected End Date:
 02/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 3,081,120.30

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 3,081,120.30

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	54		54	100.00
# of Households	54		54	100.00

Proposed Accomplishments	Total
# of Multifamily Units	54
# of Housing Units	54

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Colonial Lakes Apartments, Ltd.

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Colonial Lakes Apartments, Ltd.	Unknown	\$ 3,081,120.30

Location Description:



Southwest corner of Lake Worth Road and Westview Street in City of Greenacres within the County's Urban Redevelopment Area.

Activity Description:

Redevelopment of vacant/demolished property by Developer for new construction of 120-unit multi-family rental housing complex. 54 units will be provided to LMMI income renters.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: NS2-44
Activity Title: CLT Davis Landings--LH

Activity Type:

Construction of new housing

Project Number:

04

Projected Start Date:

03/01/2011

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:

Redevelopment

Projected End Date:

02/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 3,147,627.10

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 3,147,627.10

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	14	14		100.00
# of Households	14	14		100.00

Proposed Accomplishments

of Multifamily Units

of Housing Units

Total

14

14

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Community Land Trust of Palm Beach County

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Community Land Trust of Palm Beach County

Organization Type

Unknown

Proposed Budget

\$ 3,147,627.10

Location Description:



Southern terminus of Davis Road (south of Melaleuca Lane) within the County's Urban Redevelopment Area.

Activity Description:

Redevelopment of vacant/demolished property by Subrecipient for new construction of 25 unit multi-family housing complex. 14 units to be provided to LH income renters.

The 9th Amendment to the NSP2 application decreased the budget of this activity by \$59.20, from \$3,147,686.30 to \$3,147,627.10. The total number of beneficiaries and units have not changed. These funds will be reprogrammed to the Financing Mechanism-LH activity.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: NS2-45
Activity Title: CLT Davis Landings--LMMI

Activity Type:

Construction of new housing

Project Number:

04

Projected Start Date:

03/01/2011

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:

Redevelopment

Projected End Date:

02/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,575,379.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 2,575,379.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	11		11	100.00
# of Households	11		11	100.00

Proposed Accomplishments

of Multifamily Units

of Housing Units

Total

11

11

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Community Land Trust of Palm Beach County

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Community Land Trust of Palm Beach County

Organization Type

Unknown

Proposed Budget

\$ 2,575,379.00

Location Description:



Southern terminus of Davis Road, (south of Melaleuca Lane) within the County's Urban Redevelopment Area.

Activity Description:

Redevelopment of vacant/demolished property by Subrecipient for new construction of 25 unit multi-family rental housing complex. 11 units to be provided to LMML renters.

The 9th Amendment to the NSP2 application decreased the budget of this activity by \$.70, from \$2,575,379.70 to \$2,575,379.00. The total number of beneficiaries and units have not changed. These funds will be reprogrammed to the Financing Mechanism-LH activity.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: NS2-46
Activity Title: Pine Run Apartments-LH

Activity Type:
 Construction of new housing

Project Number:
 04

Projected Start Date:
 06/13/2012

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:
 Redevelopment

Projected End Date:
 02/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,020,164.76

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 2,020,164.76

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	35	35		100.00
# of Households	35	35		100.00

Proposed Accomplishments

	Total
# of Multifamily Units	35
# of Housing Units	35

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 HTG Palm Beach II LLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
HTG Palm Beach II LLC	For Profit	\$ 2,020,164.85

Location Description:



5212 Sunset Trail, Lake Worth, FL

Activity Description:

Acquisition of vacant property and construction of a 63 unit townhouse style rental development. The 9th Amendment to the NSP2 application decreased the budget of this activity by \$.09, from \$2,020,164.85 to \$2,020,164.76. The total number of beneficiaries and units have not changed. These funds will be reprogrammed to the Financing Mechanism-LH activity.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: NS2-47
Activity Title: Pine Run Apartments-LMMI

Activity Type:
 Construction of new housing

Project Number:
 04

Projected Start Date:
 06/13/2012

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:
 Redevelopment

Projected End Date:
 02/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,652,862.15

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,652,862.15

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries

Renter Households

Total	Low	Mod	Low/Mod%
28		28	100.00

of Households

28		28	100.00
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Proposed Accomplishments

of Multifamily Units

Total

28

of Housing Units

28

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 HTG Palm Beach II LLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

HTG Palm Beach II LLC

Organization Type

For Profit

Proposed Budget

\$ 1,836,513.50

Location Description:



5212 Sunset Trail, Lake Worth, FL

Activity Description:

Acquisition of vacant property and construction of a 63 unit townhouse style rental development

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: NS2-48
Activity Title: Mango Cove

Activity Type:

Construction of new housing

Project Number:

04

Projected Start Date:

03/07/2018

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:

Planned

Project Title:

Redevelopment

Projected End Date:

03/07/2021

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 4,016,173.78

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 4,016,173.78

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	36		36	100.00
# of Households	36		36	100.00

Proposed Accomplishments

of Multifamily Units

of Housing Units

Total

36

36

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Neighborhood Renaissance, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Neighborhood Renaissance, Inc.

Organization Type

Unknown

Proposed Budget

\$ 4,016,173.78

Location Description:



1561-1589 Florida Mango Road, West Palm Beach, FL 33406

Activity Description:

Construction of a 36 unit affordable housing rental development on the now vacant site of a demolished former rental complex.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: NS2-49
Activity Title: Village of Valor

Activity Type:

Construction of new housing

Project Number:

04

Projected Start Date:

10/15/2018

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:

Planned

Project Title:

Redevelopment

Projected End Date:

09/30/2022

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,000,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 2,000,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	148		148	100.00
# of Households	148		148	100.00

Proposed Accomplishments

of Multifamily Units

of Housing Units

Total

148

148

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Village of Valor, LTD

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Village of Valor, LTD

Organization Type

For Profit

Proposed Budget

\$ 2,000,000.00

Location Description:



2431, 2441, 2559, 2650 and 2651 2nd Avenue, Lake Worth, FL 33461

Activity Description:

New construction of 148 rental units (130 apartments and 18 townhouses) for homeless veterans and their families, as well as those veterans who are at risk of becoming homeless.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Project # / Title: 05 / NSP2 Demolition

Grantee Activity Number: NS2-50
Activity Title: NSP2 Demolition

Activity Type:

Clearance and Demolition

Project Number:

05

Projected Start Date:

02/01/2016

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:

NSP2 Demolition

Projected End Date:

02/01/2017

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 100,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 100,000.00

Benefit Report Type:

Area Benefit (Census)

Proposed Accomplishments

Total



of Singlefamily Units 5
 # of Housing Units 5
 # of Properties 5

LMI%:	
-------	--

Activity is being carried out by Grantee:
 Yes

Activity is being carried out through:
 Grantee Employees

Organization carrying out Activity:
 Palm Beach County

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Palm Beach County	Local Government	\$ 100,000.00

Location Description:

The activity will take place in NSP2 target areas (URA or GRTA) as identified in the County's NSP2 application. Additionally, all properties to be demolished shall be located within a census tract and block group where 51% or more of the population is low- and moderate-income.

Activity Description:

Demolition (Category D) of vacant, blighted structures in designated NSP2 target areas. Potential areas for undertaking the demolition activity will be predominantly low and moderate income. The actual low/moderate income percentages will be determined once the activity takes place. Grantess adopts HUD's definition of blighted structure, which is as follows: "a structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare".

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Project # / Title: NSP2 PI Waiver / NSP2 Program Income Waiver

Grantee Activity Number: NSP2 PI Waiver
Activity Title: NSP2 Program Income Waiver

Activity Type: Administration
Activity Status: Cancelled
Project Number:
Project Title:

NSP2 PI Waiver

Projected Start Date:

02/01/2015

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Benefit Report Type:

NA

NSP2 Program Income Waiver

Projected End Date:

09/30/2015

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

Program Income Account:

NSP2 Waiver Account

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Palm Beach County

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Palm Beach County

Organization Type

Local Government

Proposed Budget

\$ 0.00

Location Description:

Palm Beach County Department of Economic Sustainability, 100 Australian Avenue, Suite 500, West Palm Beach, FL 33406

Activity Description:

Temporary activity to comply with program income waiver for NSP2 grantees, dated January 28, 2015.



Environmental Assessment: EXEMPT

Environmental Reviews: None

Action Plan Comments:

- Reviewer - Activity numbers need to be adjusted to address household tenure for the two activities above. DT 4/30/10
- Reviewer - Action Plan approved for activities identified. Additional breakdown of projects needed to have a fully approvable action plan when all activities equal grant amount. DT 4/30/10
- Reviewer - Grantee revised activity to reflect corrections necessary as per HUD requirement to modify activities. All activities appear corrected. (EF)
- Reviewer - This comment is to correct the date on the last review. DT 4/15/2011.
- Reviewer - This plan is being rejected at this time to allow the grantee, based on discussions with the staff, to reconsider language relating to a proposed amendment which will move \$7,400,175 originally identified for acquisition/Rehabilitation to redevelopment. DT 6/1/2011
- Reviewer - Activity numbers need to be adjusted to address household tenure for the Financing Mechanism activity. (EF)
- Reviewer - Per our reviewing and conversation with grantee this action plan was amended to include activities for which contractors/subrecipients have been chosen. (EF)
- Reviewer - Basic amendment to plan is acceptable. To ensure clarity and consistency, the Plan is being rejected. The grantee has been informed and will make two changes in the narrative sections of the activities to correspond with the budget and resubmit for our approval. mak
- Reviewer - The plan amendment produces a total of 414 households served. The Executive Summary incorrectly lists 227 as the total households for the Neighborhood Redevelopment Activities when the amendment request specifically addressed lowering this figure to 225. The activities listed in the revised plan for the Neighborhood Redevelopment Activity type correctly add to the 225 households as requested. We are approving the plan based on the submission previously reviewed by Headquarters and found to be approvable (414 total households, including 225 households in the Neighborhood Redevelopment Activity type) and the proper posting of the amended figures on the grantee's website for public awareness. mak
- Reviewer - Plam Beach County Action Plan reflects Amendment 3 and 4 of the approved submittal to HQ. In reviewing the Acurrent Action Plan it has been identified that the proposed budgets for activities; NS2-31 and 322 LMMI/LH25 Community Land Trust, and Westgate Acq/Reh NS2-35 and 36 (LMMI and LH25) does not balance to the budget amount. After discussion with the County they are in agreement the the proposed amount should be the same as the budget, therefore this Action Plan is being rejected for correction to the above activities. DM 06/18/2012.
- Reviewer - Plam Beach County Action Plan reflects Amendment 3 and 4 of the approved submittal to HQ. In reviewing the Acurrent Action Plan it has been identified that the proposed budgets for activities; NS2-31 and 322 LMMI/LH25 Community Land Trust, and Westgate Acq/Reh NS2-35 and 36 (LMMI and LH25) does not balance to the budget amount. After discussion with the County they are in agreement the the proposed amount should be the same as the budget, therefore this Action Plan



reflect corrections to the above activities. DM 06/18/2012.

- Reviewer - Palm Beach County has indicated the need to adjust the Financial Mechanism Activity by increasing the LH25 project NS2-21 to \$2,189,742.00 and decreasing the LMMI NS2-20 project to \$5,510,257.58. The changes do not trigger a Substantial Amendment. DM 06/22/2012
- Reviewer - This Action Plan has been amended to move \$1,410,257 from LMMI to LH. This has resulted in the LMMI Budget decreasing from \$5,510,257 to \$4,100,000, and the LH budget increasing from \$2,189,743 to \$3,600,000. This change does not require a substantial amendment. DT 7/3/2012
- Reviewer - Palm Beach County has amended its NSP2 Action Plan to reprogram funding from the Acquisition & Rehabilitation and the Program Administration activities to increase funding under the Financing Mechanism activity. The County was notified by HUD headquarters that these changes did not considered a substantial amendment requiring resubmission and rescore of the NSP2 application, but rather regular amendment to undertake through the local citizen participation process. Noticed of this amendment was submitted to the Miami FO and was published in the Palm Beach Post on October 1, 2012 and also posted on DES' website. In addition, a revised amendment notice was published in November 2, 2012 and posted on the DES's website reflecting the following changes:
¿Reduce funding under Acquisition and Rehabilitation ¿ CLT of PBC (NS2-31) budgeted for LH Households by \$88,708, that is, from \$1,232,697.50 to \$1,143,989.50
¿Reduce funding under Acquisition and Rehabilitation ¿ CLT of PBC (NS2-32) budgeted for LMMI households by \$39,236, that is, from \$1,232,697.50 to \$1,193,461.50
¿Reduce funding under Program Administration (NS2-10) by \$200,000, that is, from \$3,550,000 to \$3,350,000
¿Increase funding under the Financial Mechanism (NS2-20) budgeted for LMMI households by \$327,944, that is, from \$4,100,000 to \$4,427,944.
As per grantee no comments were received at the expiration of the 15 day public comment period. Changes in action plan are consistent with the amendment submittal, therefore, action plan has been reviewed and approved. November 9, 2012. (Eli Fernandez)
- Reviewer - ACCORDING TO GRANTEE, NO CHANGES WERE MADE TO THE ACTION PLAN, ONLY OPEN FOR REVIEW BY THEM. ACTION PLAN IS BEING APPROVED (WITH UNDERSTANDING OF NO CHANGES) TO ALLOW FOR SUBMISSION OF QPR. DM 01/10/2013
- Reviewer - The County submitted to our office the 6th Regular Amendment to the NSP2 Application. As per grantee they reprogrammed \$614,704 budgeted to the Neighborhood Renaissance, Inc. LH Acquisition and Rehabilitation activity (NS2-33) and allocated it to the Neighborhood Renaissance LMMI Acquisition and Rehabilitation activity (NS2-34) . This action decreased NS2-33 (LH) from \$5,750,000 to \$5,135,296 and increased NS2-34 (LMMI) from \$5,750,000 to \$6,364,704.
The amendment was submitted to HQ's staff for review and concluded that since the grantee stated that there is no change to units then the action plan can be approved at the Field Office level. It doesn't require a re-scoring at HQ for a competitive grant. (Eli Fernandez) February 1st, 2013.
- Reviewer - PBC is requesting approval for an increase to their Action Plan to reflect activity NS2-21 First/Second Mortgage decreased by \$200,000.00 and increase activity NS2-20 LMMI (all within the Financing Mechanism, which does not trigger a Substantial Amendment) by the same amount, including program income. All changes was posted on the County's website and a copy of the public notice in the local paper was provided. The County is advised to detail the activities narrative section to include information supporting this change. Approved DM 04/05/2013
- Reviewer - Per Palm Beach County's request - Action Plan is being returned, so the County can make modifications to the AP.

06/05/2014 Comments by La Vora Bussey
- Reviewer - This Action Plan amendment was done solely to adjust the amount of program income the grant has generated. DT 9/30/2014
- Reviewer - This amendment was to add funds to activities from program income. DT 1/21/2015



Reviewer - No change. DT 7/8/2016

Reviewer - Amendment #17 to NSP2 Application

Amendment # 17 to Palm Beach County's NSP2 Application has been submitted in DRGR for your review and approval. Copies of the published public notice are attached to this email. Specifically the amendment increases funding to the Redevelopment category (eligible category E) by \$2,048,543.30, increasing the allocation from \$22,342,967.01 to \$24,391,510.31. The increased amount is derived from NSP2 program income earned from the sale of homes previously developed with NSP2 funding by Neighborhood Renaissance, Inc.

The \$2,048,543.30 will be awarded, as a loan to Neighborhood Renaissance, Inc., to be used to fund Mango Cove, which entail new construction of a 36-unit affordable rental development on the now vacant site of a demolished former rental complex, located at 1561-1589 Florida Mango Road in Palm Beach County. The location is within the original NSP2 target area. All 36 units will be rented to households with incomes not exceeding 120% of the Palm Beach County Median Household Income.

Neighborhood Renaissance will sell up to 20 existing NSP2 units to generate program income to finance the mango cove project. Because these units are being sold to NSP eligible homebuyers, and the homes will continue to bear NSP affordability restrictions, there will be a net increase of 36 NSP units. Also, to date the County has expended 46.16% of its NSP grant on housing activities which benefit families/households with incomes at or below 50% of the County's MFI, thereby greatly exceeding the minimum 25% required by the NSP regulations. The proposed amendment will result in a new percentage of 44.42%.

This amendment was published in the Palm Beach Post Newspaper on February 25 2018 and was also posted on HES's website. It was subjected to a 10-day public comment period which expired on March 7, 2018. No comments were received by HES.

Action Plan History

Version	Date
B-09-LN-FL-0021 AP#1	11/23/2011
B-09-LN-FL-0021 AP#2	06/18/2012
B-09-LN-FL-0021 AP#3	06/18/2012
B-09-LN-FL-0021 AP#4	06/22/2012
B-09-LN-FL-0021 AP#5	07/03/2012
B-09-LN-FL-0021 AP#6	11/09/2012
B-09-LN-FL-0021 AP#7	01/10/2013
B-09-LN-FL-0021 AP#8	02/01/2013
B-09-LN-FL-0021 AP#9	04/05/2013
B-09-LN-FL-0021 AP#10	06/25/2014
B-09-LN-FL-0021 AP#11	09/30/2014
B-09-LN-FL-0021 AP#12	12/19/2014
B-09-LN-FL-0021 AP#13	01/21/2015
B-09-LN-FL-0021 AP#14	06/11/2015
B-09-LN-FL-0021 AP#15	01/08/2016
B-09-LN-FL-0021 AP#16	07/08/2016
B-09-LN-FL-0021 AP#17	01/12/2017



B-09-LN-FL-0021 AP#18
B-09-LN-FL-0021 AP#19
B-09-LN-FL-0021 AP#20

01/10/2018
04/04/2018
12/18/2018

