

Action Plan

Grantee: Boynton Beach, FL

Grant: B-11-MN-12-0002

LOCCS Authorized Amount:	\$ 1,168,808.00
Grant Award Amount:	\$ 1,168,808.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 0.00
Total Budget:	\$ 1,168,808.00

Funding Sources

No Funding Sources Found

Narratives

Summary of Distribution and Uses of NSP Funds:

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,
Activity 1. Activity Name - Purchase and Rehabilitation of Abandoned and Foreclosed upon properti
,
Eligible Use B: Acquisition and Rehabilitation
,
24 CFR 570.201
,
a. Acquisition of abandoned foreclosed property for the purpose of providing affordable housing
,
b. Disposition of properties by sale, lease purchase, or rental of properties purchased through the NSP3 program for the purpose of providing
affordable
,
housing.
,
24 CFR 570.202
,
Rehabilitation of buildings and improvements to single-family residential property to provide general benefit to the occupants
,
,
,
",
,Source of Funding
",
",
Dollar Amount
",
",
NSP3
,



,
\$559,726.00
,

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,,
,
Activity Number 2 Purchase and Rehabilitation of Abandoned and Foreclosed Upon Properties for Persons at or below 50% Median
incomeEligible Use B: Acquisition and Rehabilitation

,
24 CFR 570.201

,
a. Acquisition of abandoned foreclosed property for the purpose of providing affordable housing

,
b. Disposition of properties by sale, lease purchase, or rental of properties purchased through the NSP3 program for the purpose of providing
affordable
,
housing.

,
24 CFR 570.202

,
Rehabilitation of buildings and improvements to single-family

,
\$292,202.00

,
Activity Number 3 24 CFR 570.201

,
(n) Direct Homeownership assistance

,
24CFR 570.204 Community based development organizations.

,
HUD notes that any of the activities listed above may include required homebuyer counseling as an activity delivery cost.

,
New Construction of housing is eligible as part of the redevelopment of demolished or vacant properties

,
\$200,000.00

,
Activity Number 4

,
Planning and Administration of NSP 3 Program,,

\$116,880.00

How Fund Use Addresses Market Conditions:

,
Based upon market conditions, the City of Boynton Beach anticipates acquiring a minimum of five (5) abandoned and foreclosed upon
properties within the target area for resale for homeownership and/or rental if necessary. This effort will lower the vacancy rate by increasing
the supply of affordable housing for homeownership and rental. This effort will also increase the interest of others to purchase in these
neighborhoods.

Ensuring Continued Affordability:

,
All applicants purchasing units with NSP3 funds will be required to attend housing counseling classes at a minimum of eight (8) hours
conducted by HUD approved counseling agencies.

,
ToAll applicants purchasing units with NSP3 funds will be required to attend housing counseling classes at a minimum of eight (8) hours
conducted by the greatest extent possible, mortgage payments should not exceed 30% of the family's monthly income.

,
For purposes of rehabilitation, each dwelling purchased with NSP3 funds will adhere to HOME standards according to 24CFR 92.251 (a) (1)
Housing that is constructed or rehabilitated with HOME (NSP) funds must meet all applicable local codes, rehabilitation standards, ordinances,
and zoning ordinances at the time of project completion.

,
No subprime mortgages will be allowed.

,
Dwellings previously purchased with HOME funds will revive those restrictions.

,
All dwellings purchased with NSP3 funds will be secured by a promissory note and mortgage with the City of Boynton Beach for a period of
time as specified in the agreement for a period of time no less than 15 years



To insure affordability, eligible families or individuals may receive NSP3 subsidy as a "soft" second mortgage in the form of a deferred payment at zero percent (0%) interest rate loan, secured by a mortgage and promissory note in favor of the City of Boynton Beach or non profit agency. This subsidy can represent down payment and closing costs associated with purchasing the unit.

In an effort to insure that this income level is served by the City of Boynton Beach, It may be necessary for the City of Boynton Beach to hold the first mortgage for families in this income as this level is often not eligible or Conventional/FHA mortgages.

Definition of Blighted Structure:

Blighted Structure

The City of Boynton Beach has adopted the following as its definition of blighted structure: Florida Statute 163.340 defines "Blighted Area" as an area in which there are a substantial number of deteriorated, or deteriorating structures, in which conditions, as indicated by government-maintained statistics or other studies, are leading to economic distress or endanger life or property, and in which two or more of the following factors are present:

- (a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities;
- (b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions;
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- (d) Unsanitary or unsafe conditions;
- (e) Deterioration of site or other improvements;
- (f) Inadequate and outdated building density patterns;
- (g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality;
- (h) Tax or special assessment delinquency exceeding the fair value of the land;
- (i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality;
- (j) Incidence of crime in the area higher than in the remainder of the county or municipality;
- (k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality;
- (l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality
- (m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area; or
- (n) Governmentally owned property with adverse environmental conditions caused by a public or private entity

Definition of Affordable Rents:

Affordable Rents is defined as those rents which do not exceed 30% of an amount representing the percentage of the area's median annual gross income adjusted for family size for very-low, low, or moderate-income households. The rents may not exceed the rent limits adjusted for bedroom size for the West Palm Beach-Boca Metropolitan Statistical area as defined by the U. S. Department of Housing and Urban Development annually.

The Fair Market Rents for existing units in the area established by HUD in 24 CFR 888.111 for FY 2011 is outlined in the following chart:

West Palm Beach – Boca Raton, FL HMFA

	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
\$944	\$1,106	\$1,306	\$1,847	\$1,903	



Housing Rehabilitation/New Construction Standards:

, The Housing standards governing dwellings purchased or constructed through the NSP program will be in accordance with compliance with the following statutory and regulatory requirements:

- , Building Code: City of Boynton Beach Ordinance 08-031: City Property
- , Maintenance Code
- , City of Boynton Beach Local Housing Code
- , Housing Quality Standards
- , Life Safety Code
- , Model Energy Code
- , ANSI standards for handicap accessibility
- , HUD guidelines for the Evaluation and Control of Lead Based Paint Hazards in Housing
- ,

Vicinity Hiring:

The City of Boynton Beach will make every effort to hire Contractors who will ensure that trades people who will hire skilled and semi skilled persons from the immediate surrounding area.

Procedures for Preferences for Affordable Rental Dev.:

N/A

Grantee Contact Information:

- ,Name Octavia S. Sherrod
- , Location 100 East Boynton Beach Blvd.
- , Administrator Contact Info Octavia S. Sherrod
- , sherrodo@bbfl.us
- ,City of Boynton Beach

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
1	Acquisition/Rehabilitation	0001	Acquisition/Rehabilitation
2	Acquisition 25%	0002	Acquisition/Rehabilitation 25% Setaside
3	Ocean Breeze	0003	Ocean Breeze
4	Planning and Administration	0004	Administration
9999	Restricted Balance		<i>No activities in this project</i>



Activities

Project # / Title: 1 / Acquisition/Rehabilitation

Grantee Activity Number: 0001
Activity Title: Acquisition/Rehabilitation

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 1

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

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Activity Status:
 Under Way

Project Title:
 Acquisition/Rehabilitation

Projected End Date:
 03/01/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 559,726.00

Other Funds: \$ 0.00

Total Funds: \$ 559,726.00

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	3		3	100.00
# of Households	3		3	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	3
# of Housing Units	3
# of Properties	3



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Boynton Beach Faith Based CDC/R M Lee CDC2

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Boynton Beach Faith Based CDC/R M Lee CDC2	Non-Profit	\$ 559,726.00

Location Description:

Properties are proposed to be purchased within the the area located south of Boynton Beach Blvd. and west of the FEC railway to include census tracts 62.01, 62.03, 57.01, 37.02, 60.02, 60.03, 60.05, and 61.00

Activity Description:

Activity is to acquire and rehabilitate vacant foreclosed upon properties and rehabilitate them to meet Minimum Housing Codes related to housing safety, quality, and habitability in order to sell, rent or redevelop them. These properties will then be marketed for resale to persons who will meet the income criteria not to exceed 120% of the median income for this area.

Project # / Title: 2 / Acquisition 25%

Grantee Activity Number:	0002
Activity Title:	Acquisition/Rehabilitation 25% Setaside

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

2

Project Title:

Acquisition 25%

Projected Start Date:

03/01/2011

Projected End Date:

03/01/2014

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

National Objective:

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

Total Budget: \$ 292,202.00

Other Funds \$ 0.00

Total Funds \$ 292,202.00

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	2	2		100.00
# of Households	2	2		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	2
# of Housing Units	2
# of Properties	2

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Boynton Beach Faith Based CDC/R M Lee CDC2

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Boynton Beach Faith Based CDC/R M Lee CDC2	Non-Profit	\$ 292,202.00

Location Description:

The dwellings will be purchased in the area south of Boynton Beach Blvd., west of the FEC Railway and east of interstate 95, within census tracts 62.01, 62.03, 60.02, and 63.00
Plan amended to add Additional census tracts 57.01, 57.02, 60.02, 60.03, 60.05, 61.00 on January 15, 2013.

Activity Description:

Acquisition of vacant foreclosed upon single family dwellings for the purpose of resale to families certified as having incomes below 50% of the median income for this area. These dwellings will be rehabilitated to meet minimum housing codes related to housing safety, quality, and habitablility for families meeting the criteria. The dwellings will be marketed to this specific income level, and to the best possible extent sold, but the option of lease purchase for an affordability period minimum of 15 years.

Project # / Title: 3 / Ocean Breeze

Grantee Activity Number: 0003
Activity Title: Ocean Breeze

Activitiy Type: **Activity Status:**



Homeownership Assistance to low- and moderate-income

Planned

Project Number:

3

Project Title:

Ocean Breeze

Projected Start Date:

03/01/2011

Projected End Date:

03/01/2014

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

National Objective:

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

Total Budget: \$ 200,000.00

Other Funds \$ 0.00

Total Funds \$ 200,000.00

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	20	10	10	100.00
# of Households	20	10	10	100.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total

20

20

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Boynton Beach Faith Based CDC/R M Lee CDC2

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Boynton Beach Faith Based CDC/R M Lee CDC2

Organization Type

Non-Profit

Proposed

\$ 200,000.00

Location Description:



Census Tract 61.00, which is also the CDBG target area.

Activity Description:

Activity amended 01/15/10`2 to provide a construction loan to the Boynton Beach Faith-BasedCommunity Development Corporation to provide construction financing for the units they will be developing of the new housing development in the Ocean Breeze project for sale to families between 50% and 120% AMI in census tract 61.00.

This vacant parcel is the result of a multi family rental housing unit which was severely damaged by a hurricane. The buildings were declared uninhabitable by the city's Building Official, and ultimately the land was purchased by the Community Redevelopment Agency. (CRA)

Project # / Title: 4 / Planning and Administration

Grantee Activity Number: 0004
Activity Title: Administration

Activity Type:

Administration

Project Number:

4

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:

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

Environmental Assessment:

EXEMPT

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Planning and Administration

Projected End Date:

03/01/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 116,880.00

Other Funds \$ 0.00

Total Funds \$ 116,880.00



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

The City of Boynton Beach

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
The City of Boynton Beach	Unknown	\$ 116,880.00

Location Description:

Activity Description:

Costs associated with the planning and administration of the NSP3 program.

Action Plan Comments:

- Reviewer - Plan rejected due to grantee not inputting data in correctly. Experienced several errors submitting data in DRGR. NEC
- Reviewer - Grantee did not input activities for each project. Grantee has been advised of the need to set up an activity in DRGR under each of the projects. Plan is being rejected awaiting modifications. NEC 5.20.11
- Reviewer - After having to reject plan several times due to insufficient information it appears grantee has input necessary information for the approval of the activities in plan. NEC 6.30.2011
- Reviewer - No changes made to AP. Grantee went into AP in lieu of QPR for revisions which triggered the need for approval of the action plan. NEC 11/17/2011
- Reviewer - Grantee went in to make changes to AP as per field office directions. However, after further review changes were not necessary due to this activity does not need to reflect only LMMI since LH25 beneficiaries may end up also being beneficiaries of this activity. NEC 2-23-2012
- Reviewer - Action plan rejected due to grantee submitted erroneously prior to making additional changes.
- Reviewer - Grantee Action plan approved however pending some additional items for file. NEC.1.30.13
- Reviewer - Grantee amended plan but last modification on 1.30.13 did not include the changes to construction financing for activity-0003-Ocean Breeze. Grantee modified changes and resubmitted for our review.2.13.13.NEC
- Reviewer - Grantee amended plan but last modification on 1.30.13 did not include the changes to construction financing for activity-0003-Ocean Breeze. Grantee modified changes and resubmitted for our review.2.13.13.NEC
- Reviewer - Grantee indicated minor corrections and changes made to activity type from Acquisition Rehabilitation to Rehabilitation/Construction. NEC 1/15/2015.



Action Plan History

Version	Date
B-11-MN-12-0002 AP#1	01/15/2015
B-11-MN-12-0002 AP#2	02/13/2013
B-11-MN-12-0002 AP#3	02/13/2013
B-11-MN-12-0002 AP#4	01/30/2013
B-11-MN-12-0002 AP#5	01/30/2013
B-11-MN-12-0002 AP#6	02/23/2012
B-11-MN-12-0002 AP#7	11/17/2011

