

Action Plan

Grantee: Broward County, FL

Grant: B-11-UN-12-0002

LOCCS Authorized Amount:	\$ 5,457,553.00
Grant Award Amount:	\$ 5,457,553.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 2,309,380.00
Total Budget:	\$ 7,766,933.00

Funding Sources

No Funding Sources Found

Narratives

Summary of Distribution and Uses of NSP Funds:

The main data source used to determine the areas of greatest need was the HUD NSP3 Downloadable Data Files. These files provided data for the census block and groups in Broward County. This data scored the areas in regard to greatest need by providing the NSP3 Need Score. A formula was used to calculate this score by considering such factors as the rate of subprime loans, foreclosure rates, vacancy rates, rate of increase in unemployment, and fall in home values. The highest rated areas in Broward County had scores of 19 and 20, 20 being the maximum possible. Other categories of data provided include, number of housing units in a census area, percentage of persons 120% and 80% AMI or below, vacancy rate (number of units not receiving mail in last 90 days), number of high cost mortgages executed between 2004 and 2007, estimated rate of mortgages seriously delinquent in June 2010, estimated number of foreclosure starts over the last year, estimated number of completed foreclosures in the past year, percent fall in housing values since peak value, unemployment rate 2005 and 2010. Location data (addresses) from NSP1 projects was also used to determine the correlation between the NSP3 greatest need areas and the location of NSP1 projects. Broward County has the unique characteristic of being a built out County with 31 municipalities and 13 entitlement communities. The County has a very small unincorporated area, and 18 municipalities that the County represents for NSP3 funding. The County's choice of funding areas attempts to balance this representation with an effort to focus on areas of greatest need and an effort to increase the impact of NSP3 dollars by concentrating the area where the funds will be spent. To do this, Broward County used the HUD NSP3 Downloadable Data Files to identify and target the unincorporated and non-NSP3 entitlement community census tracts with a Need Score of 20 (greatest score possible). The County also looked at the percent of persons at or below 80% AMI, to see that the target areas had a percentage high enough to properly represent lower income households. This approach not only targets the greatest need areas and areas with a large percentage of low income households, but it also greatly reduces the targeted area, thus increasing impact, by giving first priority to Need Score 20 areas. Funds will be used in these areas in two major ways: One, to stop further decline in otherwise stable neighborhoods by purchasing and rehabilitating a property in serious disrepair. This will help stop the disrepair from spreading to surrounding properties and causing further decline. Two, to turn around neighborhoods experiencing more serious decline by targeting multiple properties in relatively small neighborhood areas. To do this, Broward County will encourage multiple property projects in focused areas, or projects in close proximity to NSP1 properties. This approach will increase the impact of NSP funding from both programs on declining neighborhoods. To identify the NSP1 projects that fall within the NSP3 areas Broward County mapped the location of NSP1 projects and overlaid this on the NSP3 areas of greatest need. This map shows a clustering of NSP1 projects in the NSP3 target areas. A map showing the NSP3 areas of greatest need, and a spreadsheet of HUD census tract source data are included in Broward County's substantial change for NSP3. On November 8, 2011, Resolution 2011-684 was Adopted by the Broward County Board of County Commissioners adding an additional area to the eligible NSP3 areas of greatest need. This additional area added a portion of Census Tract 509, West of North Andrews Avenue in the City of Wilton Manors. This area will allow NSP3 dollars to be spent in Wilton Manors to further build



upon the impact that NSP1 dollars have had in this neighborhood. This neighborhood is in need of further investment to reverse the adverse effect

How Fund Use Addresses Market Conditions:

Broward County has one of the highest foreclosure rates in the nation. Foreclosure along with other factors has driven down home values and destabilized neighborhoods. While some areas are stable or strengthening, the areas of greatest need continue to require assistance. The County has a high number of severely cost burdened households (greater than 50 percent of household income spent on housing) especially in low income greatest need neighborhoods. The goals for Broward County are to revitalize the greatest need areas by strengthening home ownership, improving housing stock and stabilizing declining markets throughout the County.

In Broward County housing values have fallen, in general, 30 to 40 percent since the peak in the housing market. However, rental rates have remained close to peak levels, helping to create a demand for affordable rental units, and this demand has been made worse by families losing their homes to foreclosure, and the loss of employment. This is especially true in low income areas. Making matters worse, foreclosure has reduced the supply of multifamily rental units and contributed to further decline of these units. The goals for Broward County are to revitalize the greatest need areas by providing affordable rental units, improving rental housing stock and stabilizing declining markets throughout the County.

Ensuring Continued Affordability:

Broward County will require all recipients of NSP3 funding to execute a mortgage, promissory note, and a declaration of restrictive covenants. These documents will be recorded in the Public Records and are enforceable mechanisms to insure continued affordability (30 years).

Definition of Blighted Structure:

For the purposes of the NSP3, a blighted structure echoes the criteria for slum and blight found in Florida Statutes Chapter 163.340, which outlines the following conditions:

1. Building deterioration
2. Site deterioration or site deficiencies
3. Unsanitary and unsafe conditions and incompatible uses
4. Six or more ownership parcels per block
5. Buildings greater than 40 years of age
6. Presence of closed/vacant buildings
7. Presence of vacant lots
8. Buildings in violation of property maintenance code violations
9. Presence of buildings scheduled for demolition

A blighted structure will meet one or more of the aforementioned criteria.

Broward County's Administrative Code defines it further and states: That a "Blighted area" exists, which is an area in which there is a substantial number (20% or more), of slum or deteriorating structures and conditions which endanger life or property.

Definition of Affordable Rents:

Affordable rental cost shall be determined by using the HOME Program rent chart for the current year, as follows:

Households at 50% area median income or below will pay a maximum of the Low HOME Rent Limit (with adjustment for the number of bedrooms) minus utility allowance.

Households at 51-80% of area median income will pay a maximum of the High HOME Rent Limit (with adjustments for the number of bedrooms) minus utility allowance.

Households at 81%-120% of area median income will pay a maximum of the Fair Market Rent (with adjustments for the number of bedrooms) minus utility allowance.

All rental activities carried out by Broward County using NSP funds will remain affordable to income-eligible families for a period no less than thirty (30) years, which exceeds the minimum standards set by 24CFR92.252(e).

Housing Rehabilitation/New Construction Standards:

Broward County will utilize its existing housing rehabilitation standards as revised for NSP3 funded projects. A copy of these standards is included in Broward County's substantial change for NSP3.

Vicinity Hiring:

Vicinity hiring will be provided to the maximum extent feasible by including clauses in all NSP3 developer contracts that require the developers to use the County's Small Business Enterprise List and the County's Business Enterprise List for choosing qualified vendors and contractors. This will guarantee these firms will be located within the County. The agreements will also stipulate that when faced with a choice between qualified contractors located within Broward County, when possible, a first time preference will be given to the contractor located within a targeted Priority 1 or Priority 2 NSP3 Area as defined in the Broward County NSP3 Plan.



Procedures for Preferences for Affordable Rental Dev.:

Broward County used the Broward County Affordable Housing Needs Assessment conducted by Florida International University Metropolitan Center published in 2009 to evaluate the need for rental and owner occupied housing units over the five year period from 2010 to 2015, for both low and moderate income units. For rental units, projections show that demand will increase most for low income units, increasing by 4,280 over the five year period. This is compared to only 2,070 for moderate income units. Demand for low income owner occupied units is projected to increase by 6,470 and for moderate income owner occupied units by 4,350.

Overall, demand for owner occupied low and moderate income units over the time period of NSP3 is projected to be greater than low and moderate income renter unit demand, with renter unit demand greatest for low income units.

Therefore, Broward County is addressing both owner and rental units in NSP3 and is focusing on low income for the rental units. To address this, 27% of the NSP3 funding and 47% of the NSP3 projected total units is proposed to be allocated for low income rental units. This will provide a balanced approach that matches the County's demand for both rental and owner occupied units while providing a rental housing preference in the income category where it is needed most.

Grantee Contact Information:

Broward County Housing Finance and Community Development Division
110 NE 3rd Street, Fort Lauderdale, FL 33301
Terri Schuler, NSP3 Project Manager(954)357-4941, tschuler@broward.org

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
001	Residential Acquisition and	001	Foreclosure Acquisition, Rehab and Resale
		002	Acquisition & Rehab for Rental: Property 1
		004	Acquisition & Rehab for Rental: Property 2
		005	Acquisition & Rehab for Rental: Property 3
		006	Acquisition & Rehab for Rental: Property 4
		002	Program Planning and
9999	Restricted Balance	<i>No activities in this project</i>	



Activities

Project # / 001 / Residential Acquisition and Rehabilitation

Grantee Activity Number: 001
Activity Title: Foreclosure Acquisition, Rehab and Resale

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 001

Projected Start Date:
 06/01/2011

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:
 Completed

Project Title:
 Residential Acquisition and Rehabilitation

Projected End Date:
 12/30/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 4,825,798.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 4,825,798.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	24	2	10	50.00
# of Households	24	2	10	50.00

Proposed Accomplishments

	Total
# of Singlefamily Units	24
# of Housing Units	24
# of Properties	24



Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Broward Alliance for Neighborhood Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Broward Alliance for Neighborhood Development	Non-Profit	\$ 4,825,798.00

Location Description:

To be located on scattered and clustered sites throughout the unincorporated County and the urban County cities participating in Broward County's CDBG program in census tract areas with Need Scores of 20 as identified using HUD NSP3 mapping tool target area data calculations. Census tract areas with Need Scores of 19 will also be considered as a 2nd priority. A map showing the NSP3 areas of greatest need, and a spreadsheet of HUD census tract source data are included in Broward County's substantial change for NSP3.

Activity Description:

As the County's primary strategy funded by the NSP3 allocation, this activity seeks to reverse the negative effects of foreclosed or abandoned homes upon Broward County neighborhoods of greatest need by providing financing for the acquisition and redevelopment of these problematic properties. Beneficiaries will be middle, moderate and low income homebuyers, who will receive title to the property along with a declaration of restrictive covenants which will specify the long-term affordability requirement of the property (30 years).

It is expected that this strategy will provide safe, decent and affordable housing to a minimum of twenty-four (24) middle, moderate, and low income households. Initial program dollars allocated to this activity will be realized as program income and re-invested in the activity to create additional units of affordable housing. Using NSP1 as a model, it is anticipated that interest rates will in most cases be the prevailing FHA interest rate and the term of assistance will be 30 years. It is also anticipated that between 10-15% of this activity will benefit those households below fifty percent (50%) of area median income.

Broward County has a strong system in place for contract procurement and management and a strong network of successful non-profit partners with the capacity to implement single-family purchase, rehabilitation and resale programs. The County has established a successful model in NSP1 for working with non-profit sub-recipients and developers to purchase foreclosed upon single family homes, rehabilitate them and help income eligible households purchase the homes. The County plans to continue using the models established in NSP1 and build upon these efforts by encouraging NSP3 projects in close proximity to NSP1 projects.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 002
Activity Title: Acquisition & Rehab for Rental: Property 1

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 001

Projected Start Date:
 06/01/2011

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:
 Completed

Project Title:
 Residential Acquisition and Rehabilitation

Projected End Date:
 12/01/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,044,923.66

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,044,923.66

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
# ELI Households (0-30% AMI)	
# of Properties	1

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 BHP Community Land Trust, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
BHP Community Land Trust, Inc.	Non-Profit	\$ 1,020,000.00

Location Description:

To be located on a single or multiple sites in the unincorporated County and the urban County cities participating in Broward County's CDBG program in census track areas with Need Scores of 20 as identified using HUD NSP3 mapping tool target area data calculations. Census track areas with Need Scores of 19 will also be considered as a 2nd priority. A map showing the NSP3 areas of greatest need, and a spreadsheet of HUD census track source data are included in Broward County's substantial change for NSP3.

This specific activity (Activity 002) will contain one (1), eight (8) unit property located at 7609 Tam O'Shanter Blvd, North Lauderdale, FL 33068.

Activity Description:

This activity seeks to reverse the negative effects of foreclosed or abandoned rental property upon Broward County neighborhoods, while providing housing options for those households at or below 50% of area median income. This activity will provide financing for the acquisition and redevelopment of these problematic properties. Beneficiaries will be low income renters, who will occupy one-hundred percent (100%) of the units assisted under this strategy. The long-term affordability requirement of rental property assisted under this strategy is thirty (30) years.

It is expected that all activities under this strategy will provide safe, decent and affordable rental housing to a minimum of fourteen (14) low income households. This specific activity (Activity 002) will contain one (1) eight (8) unit property and provide eight (8) affordable rental units for low income households. The eight (8) unit property (containing two (2) four-plex buildings) will be rehabilitated and rented to all low income households (7609 Tam O'Shanter Blvd, North Lauderdale, FL 33068).

Broward County has a strong system in place for contract procurement and management and a strong network of successful non-profit partners with the capacity to implement multifamily purchase, rehabilitation and rental programs. The County has established a successful model in NSP1 for working with non-profit sub-recipients and developers to purchase foreclosed upon multiunit apartment complexes, rehabilitate them and help income eligible households rent the units. The County plans to continue using the models established in NSP1 and build upon these efforts by encouraging NSP3 projects in close proximity to NSP1 projects.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 004
Activity Title: Acquisition & Rehab for Rental: Property 2

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 001

Projected Start Date:
 08/01/2012

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:
 Completed

Project Title:
 Residential Acquisition and Rehabilitation

Projected End Date:
 08/01/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 282,442.87
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 282,442.87

Benefit Report Type:
 Direct (Households)

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

Proposed Accomplishments	Total
# of Singlefamily Units	2
# of Housing Units	2
# of Properties	1

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 BHP Community Land Trust, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
BHP Community Land Trust, Inc.	Non-Profit	\$ 282,442.87



Location Description:

To be located on a single or multiple sites in the unincorporated County and the urban County cities participating in Broward County's CDBG program in census track areas with Need Scores of 20 as identified using HUD NSP3 mapping tool target area data calculations. Census track areas with Need Scores of 19 will also be considered as a 2nd priority. A map showing the NSP3 areas of greatest need, and a spreadsheet of HUD census track source data are included in Broward County's substantial change for NSP3.

This specific activity (Activity 004) will contain one (1) two (2) unit property located at 19 SW 7th Street, Hallandale Beach, FL 33009.

Activity Description:

This activity seeks to reverse the negative effects of foreclosed or abandoned rental property upon Broward County neighborhoods, while providing housing options for those households at or below 50% of area median income. This activity will provide financing for the acquisition and redevelopment of these problematic properties. Beneficiaries will be low income renters, who will occupy one-hundred percent (100%) of the units assisted under this strategy. The long-term affordability requirement of rental property assisted under this strategy is thirty (30) years.

It is expected that all activities under this strategy will provide safe, decent and affordable rental housing to a minimum of fourteen (14) low income households. This specific activity (Activity 004) will contain one (1) two (2) unit property and provide two (2) affordable rental units for low income households. The two (2) unit property will be rehabilitated and rented to all low income households (19 SW 7th Street, Hallandale Beach, FL 33009).

Broward County has a strong system in place for contract procurement and management and a strong network of successful non-profit partners with the capacity to implement multifamily purchase, rehabilitation and rental programs. The County has established a successful model in NSP1 for working with non-profit sub-recipients and developers to purchase foreclosed upon multiunit apartment complexes, rehabilitate them and help income eligible households rent the units. The County plans to continue using the models established in NSP1 and build upon these efforts by encouraging NSP3 projects in close proximity to NSP1 projects.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 005
Activity Title: Acquisition & Rehab for Rental: Property 3

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 001

Projected Start Date:
 08/01/2012

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:
 Completed

Project Title:
 Residential Acquisition and Rehabilitation

Projected End Date:
 08/01/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 312,444.94
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 312,444.94

Benefit Report Type:
 Direct (Households)

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

Proposed Accomplishments	Total
# of Singlefamily Units	2
# of Housing Units	2
# of Properties	1

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 BHP Community Land Trust, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
BHP Community Land Trust, Inc.	Non-Profit	\$ 312,444.94

Location Description:

To be located on a single or multiple sites in the unincorporated County and the urban County cities participating in Broward County's CDBG program in census track areas with Need Scores of 20 as identified using HUD NSP3 mapping tool target area data calculations. Census track areas with Need Scores of 19 will also be considered as a 2nd priority. A map showing the NSP3 areas of greatest need, and a spreadsheet of HUD census track source data are included in Broward County's substantial change for NSP3.

This specific activity (Activity 005) will contain one (1) two (2) unit property located at 921 NE 8th Street, Hallandale Beach, FL 33009.

Activity Description:

This activity seeks to reverse the negative effects of foreclosed or abandoned rental property upon Broward County neighborhoods, while providing housing options for those households at or below 50% of area median income. This activity will provide financing for the acquisition and redevelopment of these problematic properties. Beneficiaries will be low income renters, who will occupy one-hundred percent (100%) of the units assisted under this strategy. The long-term affordability requirement of rental property assisted under this strategy is thirty (30) years.

It is expected that all activities under this strategy will provide safe, decent and affordable rental housing to a minimum of fourteen (14) low income households. This specific activity (Activity 005) will contain one (1) two (2) unit property and provide two (2) affordable rental units for low income households. The two (2) unit property will be rehabilitated and rented to all low income households (921 NE 8th Street, Hallandale Beach, FL 33009).

Broward County has a strong system in place for contract procurement and management and a strong network of successful non-profit partners with the capacity to implement multifamily purchase, rehabilitation and rental programs. The County has established a successful model in NSP1 for working with non-profit sub-recipients and developers to purchase foreclosed upon multiunit apartment complexes, rehabilitate them and help income eligible households rent the units. The County plans to continue using the models established in NSP1 and build upon these efforts by encouraging NSP3 projects in close proximity to NSP1 projects.

1-17-2017 Activity 5 is complete, balance of funds moved to remaining activities under same contract. Contract with BHP was not increased, just moved funds around within active activities.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 006
Activity Title: Acquisition & Rehab for Rental: Property 4

Activity Type:
 Acquisition - general

Project Number:
 001

Projected Start Date:
 11/12/2013

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:
 Completed

Project Title:
 Residential Acquisition and Rehabilitation

Projected End Date:
 06/30/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 336,688.53
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 336,688.53

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	3	3		100.00
# of Households	3	3		100.00
# of Permanent Jobs Created				0.0

Proposed Accomplishments	Total
# of Multifamily Units	3
# of Housing Units	3
Total acquisition compensation to owners	
# of Parcels acquired voluntarily	
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of buildings (non-residential)	
# of Properties	1

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

BHP Community Land Trust, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

BHP Community Land Trust, Inc.

Organization Type

Non-Profit

Proposed Budget

\$ 336,688.53

Location Description:

To be located on a single or multiple sites in the unincorporated County and the urban County cities participating in Broward County's CDBG program in census tract areas with Need Scores of 20 as identified using HUD NSP3 mapping tool target area data calculations. Census tract areas with Need Scores of 19 will also be considered as a second priority. A map showing the NSP3 areas of greatest need, and a spreadsheet of HUD census tract source data are included in Broward County's substantial change for NSP3.

Activity Description:

This specific activity will contain one (1) three (3) unit property located at 332 NE 3rd Street, Hallandale Beach, FL 33009.

Environmental Assessment:

Environmental

None

Project # / 002 / Program Planning and Administration

Grantee Activity Number:

003

Activity Title:

Administration

Activity Type:

Administration

Activity Status:

Under Way

Project Number:

002

Project Title:

Program Planning and Administration

Projected Start Date:

03/09/2011

Projected End Date:

03/09/2014

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:

Activity Draw Block Date by HUD:



Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Total Budget:	\$ 776,693.30
Most Impacted and Distressed Budget:	\$ 0.00
Other Funds:	\$ 0.00
Total Funds:	\$ 776,693.30

Benefit Report Type:

NA

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Broward County Housing Finance and Community Development Division2

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Broward County Housing Finance and Community Development Division2	Local Government	\$ 776,693.30

Location Description:

Countywide, with administrative offices located at Broward County Housing Finance and Community Development Division, 110 N.E. 3rd Street, Fort Lauderdale, FL 33301.

Activity Description:

Administration and planning costs associated with the NSP3 grant.

Environmental Assessment: EXEMPT

Environmental None

Action Plan Comments:

Reviewer - The Action Plan submitted in DRGR is consistent with the application for NSP funding. NSP3 DRGR Action Plan Checklist has been completed and NSP rep recommend unblocking for this NSP3 grantee. (EF)



- Reviewer - A substantial amendment was submitted to the Broward County Board of County Commissioners adding an additional area to the eligible NSP3 areas of greatest need. This additional area added a portion of Census Tract 509, West of North Andrews Avenue in the City of Wilton Manors. This area will allow NSP3 dollars to be spent in Wilton Manors to further build upon the impact that NSP1 dollars have had in this neighborhood. This neighborhood is in need of further investment to reverse the adverse effects of foreclosure and adequately stabilize the area.
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 was posted as defined by NSP regulations, for 15 days. FO has reviewed and approved. (EF)
- Reviewer - Activity 1 status was changed from Planned to Underway, no other changes were made.
Activity 2 status was changed from Planned to Underway, no other changes were made.
FO has reviewed and approved. MMM-04/25/2012.
- Reviewer - Broward County has indicated changes made to the Action Plan currently reflects MF units purchased under NSP3 grant funding. These changes does not require an Substantial Amendment. The activity location was identified with an address. DM 06/20/2012
- Reviewer - Broward County ha made minor changes to activities by adding responsible organizations and adding to activities for recently purchased duplex. These changes does not require an substantial amendment. DM 09/27/2012
- Reviewer - The County has made changes to their NSP3 affordable rent definition to be consistent with our NSP1 definition as was recommended through TA with the Florida Housing Coalition. Broward County action plan submission is did not require any movement of money. Dm 06/17/2013
- Reviewer - Grantee requested approval of budget modifications for activities as a result of program income received. JQ
- Reviewer - No changes were made to this Action Plan. The County was only reviewing projects for closeout and mistakenly pressed save.
- Reviewer - Grantee indicated that adjustments were done to line items only, no changes to the overall budget were made. Plan being approved to avoid any delays in the submission of the QPR for this quarter. NEC 10-13-2016
- Reviewer - Grantee decreased program funds from activity 5 in the amount of \$27,100.00 to increase program funds to activity 6 in the amount of \$27,100.00. No other changes noted. Plan changes being approved. 12/6/2016
NEC
- Reviewer - Grantee indicates no changes have been made. Plan being approved in order for grantee to submit QPR timely. NEC 10/13/17
- Reviewer - Grantee indicates no changes made. Plan being approved in order for grantee to submit QPR. 1/31/18 nec
- Reviewer - Increased admin to include PI and meet the 10% allowance. AB 10/8/2018
- Reviewer - Minor change made to admin. activity to increase activity budget to match the project. NEC 4-29-19



Action Plan History

Version	Date
B-11-UN-12-0002 AP#1	05/14/2011
B-11-UN-12-0002 AP#2	12/16/2011
B-11-UN-12-0002 AP#3	04/25/2012
B-11-UN-12-0002 AP#4	06/20/2012
B-11-UN-12-0002 AP#5	09/27/2012
B-11-UN-12-0002 AP#6	12/27/2012
B-11-UN-12-0002 AP#7	06/17/2013
B-11-UN-12-0002 AP#8	10/30/2013
B-11-UN-12-0002 AP#9	12/02/2013
B-11-UN-12-0002 AP#10	01/23/2014
B-11-UN-12-0002 AP#11	08/11/2014
B-11-UN-12-0002 AP#12	09/17/2014
B-11-UN-12-0002 AP#13	09/25/2014
B-11-UN-12-0002 AP#14	03/05/2015
B-11-UN-12-0002 AP#15	06/02/2015
B-11-UN-12-0002 AP#16	07/31/2015
B-11-UN-12-0002 AP#17	03/23/2016
B-11-UN-12-0002 AP#18	09/15/2016
B-11-UN-12-0002 AP#19	10/13/2016
B-11-UN-12-0002 AP#20	12/06/2016
B-11-UN-12-0002 AP#21	10/13/2017
B-11-UN-12-0002 AP#22	01/31/2018
B-11-UN-12-0002 AP#23	10/30/2018
B-11-UN-12-0002 AP#24	04/29/2019

