

Action Plan

Grantee: Escambia County, FL

Grant: B-11-UN-12-0005

LOCCS Authorized Amount:	\$ 1,210,487.00
Grant Award Amount:	\$ 1,210,487.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 0.00
Total Budget:	\$ 1,210,487.00

Funding Sources

No Funding Sources Found

Narratives

Summary of Distribution and Uses of NSP Funds:

Escambia County shall utilize the \$1,210,487 NSP3 allocation to continue and enhance activities targeting foreclosed, abandoned, blighted and vacant homes and properties which were initiated with the County's NSP1 Grant in 2009. Targeting for NSP3 is more focused and the number of activities planned have been reduced to allow for concentration of effort within the defined areas. Housing activities include: Eligible Use B (LMMI & LH 25% suballocations): Acquisition/Rehabilitation and Eligible Use E: Redevelopment (all funds reserved for LH 25% benefit). Both of the Eligible Use E activities/projects will primarily benefit persons/families with incomes below 25% of the area median income. Provision of homebuyer and rental/special needs housing will be accomplished through implementation of the NSP3 activities in Escambia County and the City of Pensacola.

The projected LH 25% funding is \$600,000 or 49.5% of the total NSP3 allocation. The minimum required allocation for LH 25% is \$302,622.

How Fund Use Addresses Market Conditions:

The areas of greatest need in Escambia County were created using the NSP3 Mapping Tool and the accompanying data tables. Only areas with a minimum average score exceeding 17 (the State of Florida minimum score) were considered for inclusion as NSP3 neighborhoods/target areas. The scores were based upon target area boundaries created through the HUD NSP3 Mapping Tool and subsequently confirmed as eligible by the data set(s) generated through the HUD system. The specific area boundaries were further refined based upon knowledge gained by managing the local Escambia County NSP1 Program, in order to better focus our efforts in those locations with known or emerging foreclosure and/or abandonment issues. The Areas of Greatest Need depicted in the NSP3 Plan are the result of this process. The criteria afford priority emphasis to the areas that: have the highest percentage of home foreclosures; have the highest percentage of homes financed by subprime mortgage related loans; and those areas that are anticipated to face a significant rise in the rate of home foreclosures. The areas detailed in the NSP3 Plan reflect the highest priority for utilization of the limited NSP3 funds. Additional areas will be considered only after diligent efforts to complete NSP 3 activities within the Target Areas cited in the NSP3 Plan. Should it become necessary, expansion of the target area will require a Substantial Amendment to the existing Plan.

Ensuring Continued Affordability:

Properties redeveloped for rental or ownership housing shall minimally conform to the HOME Program Homeownership Assistance requirements at 24 CFR Part 92.254(A)(4), or the Rental Assistance requirements at 24 CFR Part 92.252(a)(e), as applicable to the individual housing development project.

Definition of Blighted Structure:

In Escambia County, a "blighted structure" shall be defined as a structure (or property) that violates Escambia County's "Unsafe Building Abatement (Code Enforcement) Ordinance" or the City of Pensacola's "Code of Ordinances/ Title XIII Code Enforcement." Blighted structures or properties generally include unsafe or dilapidated buildings which are vacant; and/or



properties that create a nuisance as defined and enforced under the applicable Code(s).

Definition of Affordable Rents:

The Maximum Affordable Rents shall conform to the Fair Market Rent (FMR) published annually by the U. S. Department of Housing and Urban Development for the Pensacola MSA. Escambia County will work with the City of Pensacola’s Housing Department to review and approve affordable rents on an annual basis for any NSP assisted activities that result in rental occupancy. Requirements shall minimally comply with HOME Program Standards.

Housing Rehabilitation/New Construction Standards:

Escambia County and its partner agencies will rehabilitate housing units to comply with applicable provisions of the most current edition of the Florida Building Code. Construction compliance will be verified by Code Inspections performed by the responsible permitting agency(ies) in conjunction with an independent certification of completion by a Florida licensed home inspector or an in-house housing rehabilitation inspector.

Additionally, per NSP requirements:

- o All gut rehabilitation or new construction (i.e., general replacement of the interior of a building that may or may not include changes to structural elements such as flooring systems, columns or load bearing interior or exterior walls) of residential buildings up to three stories must be designed to meet the standard for Energy Star Qualified New Homes.
- o Other rehabilitation must meet these standards to the extent applicable to the rehabilitation work undertaken, e.g., replace older obsolete products and appliances (such as windows, doors, lighting, hot water heaters, furnaces, boilers, air conditioning units, refrigerators, clothes washers and dishwashers) with Energy Star-46 labeled products.
- o Water efficient toilets, showers, and faucets, such as those with the WaterSense label, must be installed.
- o Where relevant, the housing should be improved to mitigate the impact of disasters (e.g., hurricane).
- o Energy efficient and environmentally-friendly green elements will be considered as an element of NSP3 assisted rehabilitation or renovation projects.

Vicinity Hiring:

Escambia County and its partner agencies will, to the maximum extent possible, encourage NSP 3 related contractors or developers to hire employees who reside in the vicinity of NSP3 Target Areas and/or to contract with small businesses that are owned and operated by persons residing in the vicinity of the NSP 3 Target Areas. The County will accomplish this by incorporating these stipulations into project related development contracts and bid/construction solicitation documents. Further, contractors and developers will be required to document efforts to secure new hires from the NSP Target Areas and/or to locate and utilize subcontractors or suppliers that are owned or operated by persons residing in the NSP3 Target Areas .

Procedures for Preferences for Affordable Rental Dev.:

At the present time, Escambia County has an excellent supply of quality rental units from which MMI (Moderate and Middle Income in the 50-120% income range) families seeking affordable rental occupancy can select. The significant rental housing need locally is for units that are affordable to low and very low income persons or families, especially those with special needs or those experiencing homelessness. Therefore, the Eligible Use A Activity is structured to allow conversion of the LMMI homebuyer units to rental occupancy only as a last resort in cases where the homes cannot be sold to an NSP eligible buyer in a reasonable period of time. Additionally, within the Eligible Use E Activity NSP3 funds will support the development of rental/special needs housing for persons/families with incomes below 50% of the area median.

Grantee Contact Information:

Grantee Primary Administrative Contact:
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Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
1	Acquisition/Rehabilitation	Escambia 1A (LMMI) Escambia 1B (LH 25%)	Acquisition/Rehabilitation (Eligible Use B)
2	Housing Redevelopment	Escambia 2	Housing Redevelopment (Homeownership)
3	Housing Redevelopment	Escambia 3	Housing Redevelopment (Rental/Special Needs)
4	Administration/Support Services	Escambia 4	Program Administration
9999	Restricted Balance	<i>No activities in this project</i>	

Activities

Project # / Title: 1 / Acquisition/Rehabilitation

Grantee Activity Number: Escambia 1A (LMMI)
Activity Title: Acquisition/Rehabilitation (Eligible Use B)

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 1

Projected Start Date:
 05/15/2011

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:
 Completed

Project Title:
 Acquisition/Rehabilitation

Projected End Date:
 09/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 301,456.61

Other Funds: \$ 0.00

Total Funds: \$ 301,456.61

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	15			0.00
# of Households	15			0.00

Proposed Accomplishments	Total
# of Singlefamily Units	15
# of Housing Units	15
#Units \geq other green	
#Units exceeding Energy Star	
#Low flow showerheads	
#Low flow toilets	
#Dishwashers replaced	
#Refrigerators replaced	
#Light Fixtures (indoors) replaced	
#Replaced hot water heaters	
#Efficient AC added/replaced	



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Escambia County/NEFI

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Escambia County/NEFI	Unknown	\$ 0.00
Participating Non-Profit Organizations	Unknown	\$ 0.00

Location Description:

NSP3 Target Areas #1 and #2 per maps generated through HUD NSP3 Mapping Software.

Activity Description:

Acquisition, Rehabilitation/Redevelopment and Resale/Rental of foreclosed and abandoned homes and properties to return such properties to the affordable housing inventory for the benefit of lower income persons and families in Escambia County.



Grantee Activity Number: Escambia 1B (LH 25%)
Activity Title: Acquisition/Rehabilitation (Eligible Use B)

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Completed

Project Number:
 1

Project Title:
 Acquisition/Rehabilitation

Projected Start Date:
 06/01/2011

Projected End Date:
 09/30/2013

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: \$ 50,000.00
Other Funds: \$ 0.00
Total Funds: \$ 50,000.00

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	1
# of Housing Units	1
# ELI Households (0-30% AMI)	

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Escambia County/NEFI

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Escambia County/NEFI	Unknown	\$ 0.00



Location Description:

NSP3 Activity will be implemented in Escambia Target Area #1 - Central Urban Area and Escambia Target Area #2 - Ensley. Additional areas will be considered only after reasonable efforts to implement NSP3 activities in these priority locations.

Activity Description:

Acquisition/Rehabilitation/resale of foreclosed or abandoned homes or properites (or conversion to rental if sale of the unit cannot be accomplished in a reaonsable period of time). This is limited to occupancy by families with incomes below 50% of area median.

Project # / Title: 2 / Housing Redevelopment (Homeownership)

Grantee Activity Number: Escambia 2
Activity Title: Housing Redevelopment (Homeownership)

Activitiy Type:
Rehabilitation/reconstruction of residential structures

Project Number:
2

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.

Environmental Assessment:
COMPLETED

Benefit Report Type:
Direct (Households)

Activity Status:
Completed
Project Title:
Housing Redevelopment (Homeownership)
Projected End Date:
10/31/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 143,389.33
Other Funds: \$ 0.00
Total Funds: \$ 143,389.33

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
 # ELI Households (0-30% AMI)
 #Units exceeding Energy Star 2

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Escambia County/NEFI

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Escambia County/NEFI	Unknown	\$ 0.00

Location Description:

NSP3 Target Area #1 & #2 as prepared through the HUD NSP3 Mapping Software.

Activity Description:

Targets the redevelopment of severely blighted housing/properties that are severely code deficient. Activity will target persons/families with incomes below 50% of area median.

Project # / Title: 3 / Housing Redevelopment (Rental/Special Needs)

Grantee Activity Number: Escambia 3
Activity Title: Housing Redevelopment (Rental/Special Needs)

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Completed

Project Number:
 3

Project Title:
 Housing Redevelopment (Rental/Special

Projected Start Date:
 05/25/2011

Projected End Date:
 10/31/2012

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.

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Total Budget:

\$ 594,593.06

Other Funds

\$ 0.00

Total Funds

\$ 594,593.06

Proposed Beneficiaries

Renter Households

Total

8

Low

8

Mod

Low/Mod%

100.00

of Households

8

8

100.00

Proposed Accomplishments

of Multifamily Units

Total

8

of Housing Units

8

ELI Households (0-30% AMI)

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Escambia County/NEFI

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Escambia County/NEFI

Organization Type

Unknown

Proposed

\$ 0.00

Location Description:

NSP3 Target Areas #1 and #2 per maps prepared using the HUD NSP3 Mapping Software.

Activity Description:

Targets the effective reuse of existing vacant multifamily (duplex) housing units owned by the Area Housing Commission (Local Public Housing Agency) for purposes of addressing the need for rental units for low and very low income persons, including special needs and/or homeless in the community. Supports the goals of the Local Homeless Continuum of Care (CoC) plan.

Project # / Title: 4 / Administration/Support Services

Grantee Activity Number:

Escambia 4

Activity Title:

Program Administration



Activity Type:

Administration

Project Number:

4

Projected Start Date:

04/01/2011

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:

Completed

Project Title:

Administration/Support Services

Projected End Date:

12/31/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 121,048.00

Other Funds \$ 0.00

Total Funds \$ 121,048.00

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Escambia County/NEFI

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Escambia County/NEFI

Organization Type

Unknown

Proposed

\$ 72,629.00

Location Description:

Escambia County, Florida

Activity Description:

Administrative support required to implement the NSP3 grant and meet all HUD reporting and compliance requirements.



Action Plan Comments:

- Reviewer - The action plan needs to be restructured: It appears that there are three projects, Eligible Use B, Use E and Admin. Also, MF activities must be separated. LS 4/13/11
- Reviewer - The budget revisions have been approved. \$100,000 was allocated from activity 1A to activity 3. 7/20/12 sk
- Reviewer - Rejected: budget revisions to Activity 3 need to be added. sk 1/11/13
- Reviewer - The budget revisions have been approved. \$16,057.71 allocated from Activity 2 to Activity 3. Green measures updated. sk 1/11/13
- Reviewer - Grantee revised budget in Activities 1A, 2 and 3. Reduced budget in Activity 1A by \$87,982.39 and Activity 2 by \$10,522.96 and increased budget in Activity 3 by \$98,535.35. Reviewed and approved 8/23/13 sk.
- Reviewer - Modification made in preparation for grant closeout as instructed by TA Provider.

Action Plan History

Version	Date
B-11-UN-12-0005 AP#1	08/01/2014
B-11-UN-12-0005 AP#2	08/23/2013
B-11-UN-12-0005 AP#3	01/11/2013
B-11-UN-12-0005 AP#4	07/20/2012
B-11-UN-12-0005 AP#5	05/11/2011

