

# Action Plan

**Grantee: Fort Lauderdale, FL**

**Grant: B-11-MN-12-0007**

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<b>LOCCS Authorized Amount:</b>	\$ 2,145,921.00
<b>Grant Award Amount:</b>	\$ 2,145,921.00
<b>Status:</b>	Reviewed and Approved
<b>Estimated PI/RL Funds:</b>	\$ 1,000,000.00
<b>Total Budget:</b>	\$ 3,145,921.00

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## Funding Sources

**No Funding Sources Found**

## Narratives

### Summary of Distribution and Uses of NSP Funds:

1. Acquire and Rehabilitate a minimum of Ten (10) Single Family Homes and provide second mortgages – \$1,656,736.80
2. Project Delivery (such as property inspections and rehabilitation work write-ups) – \$60,000.00
3. Demolition – \$214,592.10 - PROJECT CANCELLED FUNDING REALLOCATED TO ACQUIRE AND REHABILITATE SINGLE FAMILY HOMES.
4. NSP 3 Administration – \$214,592.10

### How Fund Use Addresses Market Conditions:

Funds will be used in these areas in two major ways:

One, to stop further decline in otherwise stable neighborhoods by purchasing, rehabilitating and demolishing properties in very serious disrepair. This will eliminate the opportunity for the neighborhoods to continue to decline. Two, this approach will turn around neighborhoods experiencing more serious decline by targeting multiple properties in very small neighborhood areas.

### Ensuring Continued Affordability:

The City of Fort Lauderdale will require all recipients of NSP 3 funding to execute a mortgage and promissory note. These documents will be recorded in the Public Records and are enforceable mechanisms to ensure continued affordability. The period of affordability for NSP3 is fifteen (15) years.

### Definition of Blighted Structure:

For the purposes of NSP3, a blighted structure has the same definition of the criteria for slum and blight in Florida Statutes Chapter 163.340, which states the following:

1. Building deterioration
2. Site deterioration or site deficiencies
3. Unsanitary and unsafe conditions and incompatible areas
4. Six or more ownership parcels per block
5. Buildings greater than 40 year 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



**Definition of Affordable Rents:**

Affordable rents are defined as a rental rate at or below thirty percent (30%) of a family’s gross income. All rental activities will remain affordable to income eligible families for a period no less than fifteen (15) years.

**Housing Rehabilitation/New Construction Standards:**

**NSP3 REHABILITATION STANDARDS**

All rehabilitated units must meet the minimum standards of the existing Florida Building Code, the Housing and Community Development Division’s Property Rehabilitation Standards, the HUD Section 8 Existing Minimum Housing Quality Standard, and the Cost Effective Energy Conservation Standard.

**Cost Effective Energy Conservation**

General replacement of the interior of a building shall meet the standard for Energy Star Qualified New Homes. Other rehabilitation must meet these standards to the extent applicable to the work undertaken, e.g., replace older obsolete products and appliances with Energy Star labeled products. Water efficient toilets, showers, and faucets must be installed.

**Vicinity Hiring:**

Preference will be given to the greatest extent feasible toward vicinity hiring and the NSP3 contracts will contain specific language that will require developers to hire, certify and report all efforts undertaken including those of their subcontractors or contract with small businesses that are owned and operated by persons residing in the vicinity of NSP3 projects in accordance with the City’s Section 3 Policy.

**Procedures for Preferences for Affordable Rental Dev.:**

The City Commission of the City of Fort Lauderdale elected not to undertake any rental activities.

**Grantee Contact Information:**

**NSP3 Program Administrator Contact Information**

Name (Last, First) Williams, Rachel  
Email Address RWilliams@fortlauderdale.gov  
Phone Number 954-828-5391  
Mailing Address 914 Sistrunk Blvd, ste 103

**Project Summary**

<b>Project #</b>	<b>Project Title</b>	<b>Grantee Activity #</b>	<b>Activity Title</b>
0001	Program Administration	0001	Program Administration
0002	Single Family Foreclosure	0002FA	FA - Acquisition, Rehabilitation and Resale
		0002IU	IU - Acquisition, Rehabilitation and Resale
		0005FA	FA - Acquisition Rehabilitation and Resale (LMMI)
		0005IU	IU - Acquisition, Rehabilitation and Resale
0003	Project Delivery Costs	0003PD	Project Delivery
9999	Restricted Balance	<i>No activities in this project</i>	



# Activities

**Project # /** 0001 / Program Administration

**Grantee Activity Number:** 0001  
**Activity Title:** Program Administration

**Activity Type:**

Administration

**Project Number:**

0001

**Projected Start Date:**

07/01/2011

**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)

**Activity Status:**

Under Way

**Project Title:**

Program Administration

**Projected End Date:**

03/10/2017

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 335,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 335,000.00

**Benefit Report Type:**

NA

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Fort Lauderdale2

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

City of Fort Lauderdale2

**Organization Type**

Local Government

**Proposed Budget**

\$ 335,000.00

**Location Description:**



**Activity Description:**

Program Administration

**Environmental Assessment:** EXEMPT

**Environmental** None

**Project # / 0002 / Single Family Foreclosure Acquisition, Rehabilitation**

**Grantee Activity Number:** 0002FA  
**Activity Title:** FA - Acquisition, Rehabilitation and Resale

**Activity Type:**

Acquisition - general

**Project Number:**

0002

**Projected Start Date:**

08/01/2011

**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.

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Under Way

**Project Title:**

Single Family Foreclosure Acquisition,

**Projected End Date:**

03/10/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 236,406.22

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 236,406.22

**Program Income Account:**

FA PI

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
<b># Owner Households</b>	2			0.00
<b># of Households</b>	2			0.00



**Proposed Accomplishments**

**Total**

# of Singlefamily Units	2
# of Housing Units	2
# of Properties	2

**Activity is being carried out by**

**Activity is being carried out through:**

No

**Organization carrying out Activity:**

City of Fort Lauderdale2

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

**Organization Type**

**Proposed Budget**

City of Fort Lauderdale2

Local Government

\$ 236,406.22

**Location Description:**

The NSP3 activity locations are identified in the attachment.

**Activity Description:**

Acquisition and rehabilitation of foreclosed, vacant and abandoned homes in the selected target areas.

**Environmental Assessment:** UNDERWAY

**Environmental** None



**Grantee Activity Number:** 0002IU  
**Activity Title:** IU - Acquisition, Rehabilitation and Resale

**Activity Type:**  
 Acquisition - general

**Project Number:**  
 0002

**Projected Start Date:**  
 08/04/2012

**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.

**Benefit Report Type:**  
 Direct (Households)

**Activity Status:**  
 Under Way  
**Project Title:**  
 Single Family Foreclosure Acquisition,

**Projected End Date:**  
 03/10/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 458,178.86  
**Most Impacted and Distressed Budget:** \$ 0.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 458,178.86

**Program Income Account:**  
 IU PI

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Owner Households	2			0.00
# of Households	2			0.00
# of Permanent Jobs Created				0.0

**Proposed Accomplishments**

	<b>Total</b>
# of Singlefamily Units	2
# of Housing Units	2
Total acquisition compensation to owners	
# of Parcels acquired voluntarily	2
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of buildings (non-residential)	
# of Properties	2



**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Fort Lauderdale2

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

City of Fort Lauderdale2

**Organization Type**

Local Government

**Proposed Budget**

\$ 458,178.86

**Location Description:**

Eligible NSP Areas as defined and identified in the attachment.

**Activity Description:**

Acquisition, rehabilitation and resale to very low income homebuyers in the City of Fort Lauderdale.

**Environmental Assessment:** EXEMPT

**Environmental** None

**Activity Supporting Documents**

**Document** NSP 3 Target Areas (as amended 1-8-13).pdf

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**Grantee Activity Number:** 0005FA  
**Activity Title:** FA - Acquisition Rehabilitation and Resale (LMMI)

**Activity Type:**

Acquisition - general

**Project Number:**

0002

**Projected Start Date:**

09/01/2011

**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:**

Single Family Foreclosure Acquisition,

**Projected End Date:**

03/10/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 843,748.68

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 843,748.68

**Benefit Report Type:**

Direct (Households)

**Program Income Account:**

FA PI

**Proposed Beneficiaries**

# Owner Households

Total	Low	Mod	Low/Mod%
4	4		100.00
4	4		100.00

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

4

# of Housing Units

4

# of Properties

4

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Fort Lauderdale2

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

City of Fort Lauderdale2

**Organization Type**

Local Government

**Proposed Budget**

\$ 843,748.68





**Location Description:**

The NSP3 activity locations are identified in the attachment.

**Activity Description:**

Acquisition and rehabilitation of foreclosed, vacant and abandoned homes in the selected target areas.

**Environmental Assessment:** UNDERWAY

**Environmental** None

**Activity Supporting Documents**

**Document** NSP 3 Target Areas (as amended 1-8-13).pdf

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**Grantee Activity Number:** 0005IU  
**Activity Title:** IU - Acquisition, Rehabilitation and Resale

**Activity Type:**  
 Acquisition - general

**Project Number:**  
 0002

**Projected Start Date:**  
 08/04/2010

**Project Draw Block by HUD:**  
 Not Blocked

**Activity Draw Block by HUD:**  
 Not Blocked

**Block Drawdown By Grantee:**  
 Not Blocked

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

**Benefit Report Type:**  
 Direct (Households)

**Activity Status:**  
 Under Way

**Project Title:**  
 Single Family Foreclosure Acquisition,

**Projected End Date:**  
 03/10/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,156,251.32

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,156,251.32

**Program Income Account:**  
 IU PI

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Owner Households	5	5		100.00
# of Households	5	5		100.00
# of Permanent Jobs Created				0.0

**Proposed Accomplishments**

	<b>Total</b>
# of Singlefamily Units	5
# of Housing Units	5
Total acquisition compensation to owners	
# of Parcels acquired voluntarily	5
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of buildings (non-residential)	
# of Properties	5



**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Fort Lauderdale2

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

City of Fort Lauderdale2

**Organization Type**

Local Government

**Proposed Budget**

\$ 1,156,251.32

**Location Description:**

As identified in the attached.

**Activity Description:**

Acquisition, rehabilitation and resale of properties to low and moderate income homebuyers

**Environmental Assessment:** EXEMPT

**Environmental** None

**Activity Supporting Documents**

**Document** NSP 3 Target Areas (as amended 1-8-13).pdf

**Project # / 0003 / Project Delivery Costs**

**Grantee Activity Number:** 0003PD  
**Activity Title:** Project Delivery

**Activity Type:**

Administration

**Project Number:**

0003

**Projected Start Date:**

08/01/2010

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

**Activity Status:**

Under Way

**Project Title:**

Project Delivery Costs

**Projected End Date:**

03/10/2014

**Project Draw Block Date 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)

<b>Total Budget:</b>	\$ 100,000.00
<b>Most Impacted and Distressed Budget:</b>	\$ 0.00
<b>Other Funds:</b>	\$ 0.00
<b>Total Funds:</b>	\$ 100,000.00

**Benefit Report Type:**

NA

**Program Income Account:**

0003PDPI

**Activity is being carried out by**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

City of Fort Lauderdale2

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

City of Fort Lauderdale2

**Organization Type**

Local Government

**Proposed Budget**

\$ 100,000.00

**Location Description:**

NSP 3 Eligible areas as identified in the attachment.

**Activity Description:**

Employee salaries and benefits for inspections and underwriting.

**Environmental Assessment:** EXEMPT

**Environmental** None

**Activity Supporting Documents**



## Action Plan Comments:

- Reviewer - This Action Plan is being rejected so the Grantee can make corrections to their Activities and Narratives page. MW 6/23/11
- Reviewer - This Action Plan is being rejected so the Grantee can make corrections to their Activities. MW 6/29/11
- Reviewer - This Action Plan is being rejected so the Grantee can make corrections to their Activities. MW 6/30/11
- Reviewer - This Action Plan is being rejected so the Grantee can make corrections to their Activities. MW 7/27/11
- Reviewer - Grantee made changes to Action Plan. MW 3/8/13
- Reviewer - Grantee deleted Activity # 0006 (Down Payment Assistance) and Activity # 0003 (Down Payment Assistance) from its Action Plan. MW 7/26/13
- Reviewer - Demolition activity was cancelled and funding (\$214,592.10) was reprogrammed to Grantee Activity Number: 0005IU/Activity Title: IU - Acquisition, Rehabilitation and Resale increasing the activity budget from \$621,276.30 to \$835,868.40.  
JQ - 1-15-2014
- Reviewer - Activity budgets for activities 0002IU, 0005FA and 0005IU: Acquisition, Rehabilitation and Resale were amended to include Program Income received.
- |        |                               |                         |
|--------|-------------------------------|-------------------------|
| 0002IU | Original Budget: \$207,092.10 | Amended: \$307,092.10   |
| 0005IU | Original Budget: \$621,276.30 | Amended: \$841,276.30   |
| 0005FA | Original Budget: \$835,868.40 | Amended: \$1,000,000.00 |
- Reviewer - Action Plan submitted in error by grantee. No changes requested.
- Reviewer - Action Plan status changed in error by grantee when preparing QPR.
- Reviewer - Action Plan status changed in error by grantee when preparing QPR.

## Action Plan History

Version	Date
B-11-MN-12-0007 AP#1	07/27/2011
B-11-MN-12-0007 AP#2	03/08/2013
B-11-MN-12-0007 AP#3	07/26/2013
B-11-MN-12-0007 AP#4	01/15/2014
B-11-MN-12-0007 AP#5	03/19/2014



B-11-MN-12-0007 AP#6	12/18/2014
B-11-MN-12-0007 AP#7	04/14/2015
B-11-MN-12-0007 AP#8	10/02/2018
B-11-MN-12-0007 AP#9	05/01/2019

