

Action Plan

Grantee: Hollywood, FL

Grant: B-11-MN-12-0010

LOCCS Authorized Amount:	\$ 2,433,001.00
Grant Award Amount:	\$ 2,433,001.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 299,058.07
Total Budget:	\$ 2,732,059.07

Funding Sources

Funding Source

NSP-3

Funding Type

Other Federal Funds

Narratives

Summary of Distribution and Uses of NSP Funds:

The NSP-3 funding will be used to support a redevelopment activity that began with NSP-1. The target redevelopment is within the NSP-3 target area and Community Development Block Grant (CDBG) target area. The redevelopment activity will produce affordable rental properties. In addition, the plan allows for the acquisition and rehabilitation of properties on a scattered site basis throughout the NSP-3 target area. To a much lesser extent the NSP-3 funding shall support the continued NSP-1 efforts to absorb available foreclosed properties for as affordable housing opportunities on a scattered site basis. One percent of the NSP-3 funds shall be used to demolish blighted structures that inhibit neighborhood stabilization.

How Fund Use Addresses Market Conditions:

In an effort to address and influence market conditions, the City shall take into account criteria that will allow maximum efficiency and impact of activities. The City shall seek to undertake redevelopment and acquisition activities in strategic locations that can best serve the community. The City seeks to accomplish this goal in three ways. First, City staff shall conduct redevelopment activities that reverse historic market impressions of small targeted areas. Secondly, staff shall seek to purchase those single-family properties that are not palatable to the private market. Said units shall primarily be provided as affordable rental opportunities. Often these are units in high crime areas, with illegal conversions, and/or units with title issues. These units will be carefully selected for their affordability and their ability to add apposite element to the community. Finally, staff shall seek to purchase affordably priced single-family properties that are strategically placed in locations that enhance the community (i.e. community entrances and around major community features).

Ensuring Continued Affordability:

A Declaration of Covenants and Restrictions shall be placed on each of the properties affected by the NSP-3 funding that ensure adherence to 24 CFR 92.252 and 24 CFR 92.254 as appropriate.

Definition of Blighted Structure:

A "Blighted Structure" as defined by the City of Hollywood Property Standards Code of Ordinances 157.02 is "Any property which physical condition is substantially deteriorated and has conditions which endanger life or property by fire, or substantially impairs or arrests the sound growth of a county or municipality and is a menace to the public health, safety, morals, or welfare in its present condition and/or use."



Definition of Affordable Rents:

"Affordable Rents" are the HOME rent limits as published by HUD.

Housing Rehabilitation/New Construction Standards:

All gut rehabilitation or new construction of residential buildings up to three stories must be designed to meet the standard for Energy Star Qualified New Homes. All gut rehabilitation or new construction of mid- and high-rise multifamily housing must be designed to meet American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE) Standard 90.1-2004, Appendix G plus 20 percent. All other rehabilitation must meet the aforementioned standards to the extent applicable to the rehabilitation work undertaken, e.g. replace older obsolete products and appliances with Energy Star-46 labeled products. Water efficient toilets, showers, and faucets, such as those with the Water Sense label must be installed. Where relevant, disaster mitigation measures shall be included in the improvements.

Vicinity Hiring:

The City shall hold a workshop to solicit participation from persons who reside within the immediate area of major NSP activities. The City is using the local Community Housing and Development Organization (CHDO) as the sub-recipient for major NSP-3 redevelopment activities. As a result of this arrangement, a list of persons and businesses (especially those that are Section 3) within the vicinity of NSP-3 activities is being created by the CHDO. The City will continue take all reasonable actions to provide for the hiring of persons and small businesses that are owned and operated by persons residing in the vicinity of the NSP-3 projects.

Procedures for Preferences for Affordable Rental Dev.:

The City of Hollywood will focus its total LH25 set-aside as leverage funding necessary to complete a 28 unit rental housing development. The use of the NSP-3 LH25 set-aside provides the gap funding necessary to complete 16 three bedroom townhome rentals. It is anticipated that one-hundred percent of all new construction that results from NSP-3 investment shall be rental and more than eighty-percent of all affordable housing that result from NSP-3 investment shall be rental. The City has contracted to build 3 additional 2-bedroom duplexes.

Grantee Contact Information:

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City of Hollywood
Community Development Division
2600 Hollywood Blvd. - Old Library
Hollywood, Florida 33020
(954) 921-3271
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Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
1	Acquisition	1-1	Acquisition, Rehabilitation, Resale
2	Rehabilitation	2-1	Rehabilitation
3	Redevelopment (LH25)	3-1	Redevelopment (LH25)
4	Administration	4-1	Administration
5	Demolition	5-1	Demolition
6	Redevelopment (LMMI)	6-1	Redevelopment (LMMI)
9999	Restricted Balance	No activities in this project	

Activities

Project # / 1 / Acquisition

Grantee Activity Number: 1-1
Activity Title: Acquisition, Rehabilitation, Resale

Activity Type:

Acquisition - general

Project Number:

1

Projected Start Date:

04/15/2011

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

Activity Status:

Completed

Project Title:

Acquisition

Projected End Date:

04/15/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 740,395.74

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 740,395.74

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
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6	2	2	66.67
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of Households

6	2	2	66.67
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of Permanent Jobs Created

0.0

Proposed Accomplishments

of Singlefamily Units

Total

6

of Housing Units

6

Total acquisition compensation to owners

6

of Parcels acquired voluntarily

6

of Properties

6



Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Hollywood2

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Hollywood2

Organization Type

Local Government

Proposed Budget

\$ 740,395.74

Funding Source Name

NSP-3

Matching Funds

No

Funding Amount

\$ 0.00

Location Description:

NSP-3 Target Area

Activity Description:

The acquisition, rehabilitation, and resale of foreclosed and abandoned properties for residential purposes. Through a standing Development Agreement with the Broward Alliance for Neighborhood Development (BAND) and the Hollywood Housing Authority for the acquisition, rehabilitation and resale of foreclosed and abandoned properties. The City acquired, rehabilitated, and resold four NSP-3 eligible properties.

Affordability - NSP-3 properties were provided affordably to NSP-3 eligible owners.

Environmental Assessment: EXEMPT

Environmental None

Project # / 2 / Rehabilitation

Grantee Activity Number: 2-1
Activity Title: Rehabilitation

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

04/15/2011

Project Draw Block by HUD:

Activity Status:

Cancelled

Project Title:

Rehabilitation

Projected End Date:

04/15/2013

Project Draw Block Date 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 Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total

Low

Mod

Low/Mod%

0.0

Proposed Accomplishments

of Housing Units

ELI Households (0-30% AMI)

#Units \angle other green

#Sites re-used

#Units with bus/rail access

#Low flow toilets

#Clothes washers replaced

#Refrigerators replaced

#Light fixtures (outdoors) replaced

#Replaced hot water heaters

#Efficient AC added/replaced

of Properties

Total

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Hollywood2

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Hollywood2

Organization Type

Local Government

Proposed Budget

\$ 0.00

Funding Source Name

NSP-3

Matching Funds

No

Funding Amount

\$ 0.00

Location Description:



NSP-3 Target Area

Activity Description:

Activity Cancelled.

Environmental Assessment: COMPLETED

Environmental None

Project # / 3 / Redevelopment (LH25)

Grantee Activity Number: 3-1
Activity Title: Redevelopment (LH25)

Activity Type:

Construction of new housing

Project Number:

3

Projected Start Date:

04/15/2011

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:

Redevelopment (LH25)

Projected End Date:

04/15/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 610,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 610,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

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



Proposed Accomplishments	Total
# of Multifamily Units	5
# of Housing Units	5
# ELI Households (0-30% AMI)	
#Units & other green	5
#Sites re-used	5
#Units with bus/rail access	5
#Low flow showerheads	5
#Low flow toilets	5

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Hollywood2

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Hollywood2	Local Government	\$ 610,000.00
Funding Source Name	Matching Funds	Funding Amount
NSP-3	No	\$ 0.00

Location Description:

NSP-3 Target area - Section C (Wiley Street between 56th and 57th Avenue)

Activity Description:

The City of Hollywood will focus its total LH-25 set-aside as leverage funding necessary to complete a 33 unit-rental housing development. The use of NSP-3 LH-25 set-aside provides the gap funding necessary to complete the development and restrict five floating units to 50% AMI tenants.

Environmental Assessment: COMPLETED

Environmental None

Project # / 4 / Administration

Grantee Activity Number: 4-1
Activity Title: Administration

Activity Type:

Administration

Project Number:

4

Projected Start Date:

04/15/2011

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:

Completed

Project Title:

Administration

Projected End Date:

04/15/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 260,552.54

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 260,552.54

Benefit Report Type:

NA

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Hollywood2

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Hollywood2

Organization Type

Local Government

Proposed Budget

\$ 260,552.54

Location Description:

N/A

Activity Description:

Program Administration



Environmental Assessment: EXEMPT

Environmental None

Project # / 5 / Demolition

Grantee Activity Number: 5-1
Activity Title: Demolition

Activity Type:

Clearance and Demolition

Project Number:

5

Projected Start Date:

04/15/2011

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

Activity Status:

Completed

Project Title:

Demolition

Projected End Date:

04/15/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 40,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 40,000.00

Benefit Report Type:

Area Benefit (Census)

Proposed Beneficiaries

of Persons

Total	Low	Mod	Low/Mod%
137693	37092	28709	47.79

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

4

4

4



LMI%:	47.79
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Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Hollywood2

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Hollywood2

Organization Type

Local Government

Proposed Budget

\$ 40,000.00

Location Description:

NSP-3 Target Area

Activity Description:

Demolition of unsafe properties that have been deemed a threat to the surrounding community by the "Unsafe Structures Board"

Environmental Assessment: EXEMPT

Environmental None

Project # / 6 / Redevelopment (LMMI)

Grantee Activity Number:

6-1

Activity Title:

Redevelopment (LMMI)

Activity Type:

Construction of new housing

Project Number:

6

Projected Start Date:

04/15/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Activity Status:

Completed

Project Title:

Redevelopment (LMMI)

Projected End Date:

04/15/2013

Project Draw Block Date by HUD:

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: \$ 1,079,017.00**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 1,079,017.00**Benefit Report Type:**

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	3	3		100.00
# Owner Households	4	2	2	100.00
# of Households	7	5	2	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	4
# of Multifamily Units	3
# of Housing Units	7
#Sites re-used	7
#Units exceeding Energy Star	7
#Units with bus/rail access	7

Activity is being carried out by

No

Activity is being carried out through:**Organization carrying out Activity:**

City of Hollywood2

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

City of Hollywood2

Organization Type

Local Government

Proposed Budget

\$ 1,079,017.00

Location Description:

NSP-3 Target Area - Wiley Street Redevelopment Area

Activity Description:

The acquisition and/or construction and disposition of properties strategic to neighborhood stabilization.

Environmental Assessment:

COMPLETED

Action Plan Comments:

- Reviewer - The City of Hollywood NSP3 Action Plan is "Satisfactory" to the submission of the NSP3 approved abbreviated plan. All activities and narratives were reviewed. DM 04/28/2011
- Reviewer - Grantee needed to make correction to the Activity Status in order for the activity information to transfer to the QPR. No other changes were made. DM 08/03/2011
- Reviewer - Changes made to the Action Plan includes the following; updating the new Director's name, e-mail address and department name. Activity 1 was updated to reflect correct Activity description and to remove dashes and signs throughout. DM 09/20/2012
- Reviewer - The City of Hollywood made adjustments to their budget within (\$450,000.00) LMMI activities..these changes does not require a Substantial Amendment. Information was also posted on the city website. DM 03/07/2013
- Reviewer - The City of Hollywood has estimated program income within their Action Plan. Substantial Amendment was not required. DM 08/28/2013.
- Reviewer - There were no changes to this activity. The amendment was done to only change the contact person. DT 3/4/2016
- Reviewer - Grantee allocated \$6,207.21 of program income received to Administration for NSP 3 Program. (Note that same amount was posted as the PI allocated to NSP 1 by the Miami F/O but should have been \$58,641.51 for NSP 1). No other changes noted. 2/24/17 NEC
- Reviewer - Grantee updated Action plan to reflect changes to the procedure for Affordable Rental Development. Action plan being approved in order for grant to submit the QPR timely. NEC 7/30/2018
- Reviewer - The City of Hollywood changed the activity description for activity 3-1 Redevelopment (LH25) from completing a 5 multi-family units for LH25 to completing 33 units for LH25. The use of NSP-3 LH-25 set-aside provides gap funding necessary to complete the development and restrict five floating units to 50% AMI tenants. AP being approved in order for grantee to submit the QPR. NEC 5-13-19

Action Plan History

Version

Date

B-11-MN-12-0010 AP#1	08/03/2011
B-11-MN-12-0010 AP#2	09/20/2012
B-11-MN-12-0010 AP#3	03/07/2013
B-11-MN-12-0010 AP#4	08/28/2013



B-11-MN-12-0010 AP#5	04/24/2014
B-11-MN-12-0010 AP#6	06/03/2015
B-11-MN-12-0010 AP#7	03/04/2016
B-11-MN-12-0010 AP#8	04/27/2016
B-11-MN-12-0010 AP#9	02/24/2017
B-11-MN-12-0010 AP#10	07/30/2018
B-11-MN-12-0010 AP#11	05/13/2019

