

Action Plan

Grantee: Indian River County, FL

Grant: B-11-UN-12-0022

LOCCS Authorized Amount:	\$ 1,500,428.00
Grant Award Amount:	\$ 1,500,428.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 309,840.48
Total Budget:	\$ 1,810,268.48

Funding Sources

No Funding Sources Found

Narratives

Summary of Distribution and Uses of NSP Funds:

This plan proposes the use of the full \$1,500,428 in NSP3 funds earmarked for Indian River County for proposed foreclosed home acquisition and rehabilitation activities. Consistent with NSP3 rules, the Abbreviated Action Plan allocates 25% of NSP3 funds to be used to benefit households with incomes at or below 50% of the Area Median Income (AMI); allocates 10% of NSP3 funds to be used for grant administration purposes, and allocates the remaining funds to be used to benefit households with incomes at or below 120% of AMI. As such, the following activities and budgeted amounts are proposed:

Proposed Activities & Budget

Activity	Proposed Budget	# of Housing Units to be Addressed
Administration	\$150,042	NA
Acquisition and Rehabilitation – Home Ownership (at or below 120% AMI)	\$975,279	10
Acquisition and Rehabilitation – Home Ownership (at or below 50% AMI)	\$375,107	3
	Total \$1,500,428	13

Activities

The County envisions working with one or more nonprofit housing organizations to acquire, rehabilitate, and sell housing units to income qualified households.

Overall, a total of thirteen (13) housing units will be acquired and rehabilitated using \$975,279 in NSP3 funds. Of those, ten (10) housing units will benefit households with incomes at or below 120% of AMI, while three (3) housing units will benefit households with incomes at or below 50% of AMI. While thirteen (13) housing units are listed in this action plan, county staff anticipates that additional housing units beyond the thirteen (13) will likely be purchased and rehabilitated using the \$1.5 million in NSP3 funds.

Grant Administration

The NSP3 will be managed in-house by Community Development Department staff.

How Fund Use Addresses Market Conditions:

The main data source used to determine areas of greatest need was the web based HUD NSP3 Target Area Mapping software which allowed the County to draw potential target areas on a map and review a range of foreclosure data. Besides other data, the output from this website includes an NSP3 Foreclosure Need Score (NSP3NEED). The NSP3NEED is an indicator of a selected target area's need for NSP3 assistance based on a formula using such factors as rate of subprime loans, foreclosure rates, vacancy rates, rate of increase in unemployment, and fall in home values. According to applicable regulations, proposed target areas with a NSP3NEED greater than 17 are eligible for consideration as NSP3 Target Areas. Other categories of data provided from the



HUD NSP3 Target Area Mapping software include number of housing units in a selected target 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, and percent fall in housing values since peak value.

In addition to the NSP3 Target Area Mapping software, data sources used to identify the areas of greatest need included the County Property Appraiser's files on foreclosures and distressed sales, local staff experience with the County's NSP1, and input from local nonprofit housing organizations that are actively involved with purchasing foreclosed and/or distressed properties within the County.

In 2009, Indian River County received \$4.6 million in NSP1 funding from the Florida Department of Community Affairs to purchase and rehabilitate residential housing units and sell or rent those housing units to income qualified households. The target area for the NSP1 funds included most of the urbanized mainland portion of the County (west of the Indian River Lagoon). Together with two nonprofit housing partner organizations, the County used a large share of its NSP1 funds to purchase and rehab housing units in the northern and central parts of the County. Most of the housing units acquired with NSP1 funds were relatively new and were large 3 and 4 bedroom homes. The prices of those homes were as high as \$159,000. Because newer large homes can be costly and because the County's NSP3 funding allocation is much less than the NSP1 funding allocation, the County feels that it can achieve more with NSP3 funds by focusing on other less costly areas of the County. Further, statistics for the areas where the County has focused much of its NSP1 funding show that, although those areas have been significantly impacted by the housing crisis, the percentage of foreclosures and percentage of homes financed by sub-prime related loans are less within these areas than in areas in the southern portion of the County where NSP3 activities are proposed.

Using the HUD Target Area Mapping website, County staff drew several possible target areas in the southern area of the County where a potential NSP3 nonprofit housing partner (Habitat for Humanity) is already investing its own funds to actively acquire, rehabilitate, and sell properties. Data for these potential target areas were analyzed to identify an area of greatest need. An area was ultimately identified "Oslo" area, located south of Oslo Road (9th Street SW), east of 27th Avenue, north of 25th Street SW, and west of Old Dixie Highway.

According to HUD data, the proposed NSP3 target area (area of greatest need) has an NSP3 NEEDS score of 20 (highest possible), has approximately 46.44% of its housing units that received a mortgage between 2004 and 2007 (highest of the areas analyzed by the County), has approximately 31.7% of its housing units that received a high cost (sub-prime) mortgage between 2004 and 2007 (highest of the areas analyzed by the County), and has approximately 19.4% of its housing units 90 or more days delinquent or in foreclosure (highest of the areas analyzed by the County). Because of the percentage of housing units 90 or more days delinquent or in foreclosure, there will likely be a significant rise in the rate of foreclosure in the near future. As proposed, the NSP3 target area (area of greatest need) is small enough to produce an acceptable IMPACT score from the HUD Target Area Mapping website. The selected target area has an IMPACT score of 42, meaning that approximately 42 housing units need to be acquired, rehabbed and sold to make a visible "impact" on the neighborhood.

Because property Appraiser data show that the average sales price for the foreclosed and distressed sales in the proposed target area is 1/3 to 1/2 the price of other potential target areas within the County, the County will be able to acquire more housing units than if another target area were chosen. While NSP3 funds alone will not be sufficient to acquire, rehab, and sell 42 homes, the County's efforts can be successful because the County's prospective NSP3 non-profit partner, Habitat for Humanity, has already invested in foreclosure acquisition and rehabilitation in the target area and because the County will use both NSP1 and NSP3 program income funds in the target area to purchase, rehab, and resell additional housing units.

In the year since the county initiated NSP3 activities, the foreclosure situation in the county has changed significantly. As a result of that change, the county's NSP3 non-profit partner, Habitat For Humanity (Habitat), has purchased far fewer foreclosed housing units in the NSP3 target area than had been forecast. While Habitat purchased ten foreclosed houses in the 15 months prior to its participation in the NSP3 program, it has acquired only 2 units since then.

According to Habitat, the availability of foreclosed properties has declined dramatically in the past year. That observation is validated by data from the County Property Appraisers Office. According to that data, there were 582 foreclosure sales in the county during the first five months of 2011, but only 291 sales during the first five months of 2012. The situation was similar in the county's NSP3 target area, with 29 foreclosure sales in the first four months of 2011, but only 17 in the first four months of 2012.

Most likely, the reduction in foreclosure activity from 2011 to 2012 can be attributed primarily to the robo-signing problems with foreclosing banks and their law firms, rather than an improvement in the housing industry. With those problems subsiding, foreclosure activity can be expected to increase in the future. In fact, data from the National Community Stabilization Trust (NCST) show that there have been a substantial number of default notices filed throughout the county in the March, April, and May 2012 period.

To address the lower number of foreclosed properties available for purchase, the county proposes to expand its target area. With that expansion, the target area boundaries will be 25th Street S.W. on the south, 43rd Avenue on the west, 4th Street on the north, and Old Dixie Highway on the east. According to HUD data, the expanded target area has an NSP3 NEED score of 19.28, only slightly less than the original target area score of 20 and significantly higher than the minimum NSP3 NEED score of 17.

In this case, the expanded target area will provide a larger universe of foreclosed properties for the county's NSP3 non-profit partner, Habitat For Humanity, to acquire. Since Property Appraisers data show that the number of foreclosure sales in the expanded target area for 2012 was 64% higher than sales in the original target area and that foreclosure sales in the expanded target area for 2011 was 90% higher than sales in the original target area, there is a strong probability that the expanded target area will allow Habitat to meet its NSP3 foreclosed property acquisition objective. This is also validated by NCST data that show that notices of default for March through May of 2012 were 82% higher for the expanded target area than for the original target area.

For NSP3, HUD encourages grantees to have a small enough target area such that their dollars will have a visible impact on the neighborhood. While the original target area met that objective, the small size of the target area became problematic when declining foreclosure activity reduced the number of acceptable units available for acquisition.



With the expanded target area, there will be more foreclosed units available for acquisition. According to HUD data, however, the number of properties needed to make an impact in the target area increases from 42 for the original target area to 104 for the expanded target area. Those numbers, however, are based on raw data from June of 2010 and earlier. Given the recent downturn in foreclosure activity, it is highly probable that those impact numbers are too high. Regardless, the expanded target area is needed for the county's NSP3 program to succeed.

Ensuring Continued Affordability:

"Long Term Affordability" is defined as the period of time for which the County will ensure NSP3 assisted housing units are able to be purchased and occupied by NSP3 eligible homebuyers. It is acknowledged that the County may use the HOME program standards found at 24CFR 92.252(e) for establishing Long-Term Affordability; however, the County has opted to use an alternative standard that is equal to or exceeds the HOME program standards. The following are the County's Long-Term Affordability standards.

Amount of NSP Funds Invested in Property	Required Affordability Period	Equal to or Greater than HOME Standard
Up to \$15,000	15 Years	Greater
\$15,001 - \$40,000	15 Years	Greater
Over \$40,000	15 Years	Equal
New Construction	20 Years	Equal

When NSP3 funds are used on properties for sale to income eligible households (homeownership), the minimum length of time that the property must remain affordable is 15 years for all projects except for those classified as "New Construction". For "New Construction" projects, the minimum length of time that the property must remain affordable is 20 years. These long-term affordability requirements will be ensured through the use of restrictions on the deed and/ or mortgages.

If a property is sold or foreclosed upon during the required affordability period, the entire amount of NSP3 funds invested in the property shall be "recaptured" by the County for use by the County for an NSP eligible use that meets a national objective.

Definition of Blighted Structure:

A "Blighted Structure" shall be defined the same as an "Unsafe Structure" as defined within Indian River County's Chapter 403 "Property Maintenance Code". Such as structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

Definition of Affordable Rents:

Affordable rents are defined as and shall not exceed the Fair Market Rents (FMR) published annually by the US Department of Housing and Urban

Development for the Sebastian-Vero Beach, Florida Metropolitan Statistical Area (MSA).

The current 2011 fair market rates are:

# of Bedrooms	0	1	2	3	4
Fair Market Rent	\$621	\$750	\$956	\$1,190	\$1,225

Housing Rehabilitation/New Construction Standards:

At a minimum, the following rehabilitation and new construction standards shall be used for Indian River County's NSP3 program:

- * 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 or high rise multifamily units must be designed to meet American Society of Heating , Refrigerating , and Air-Conditioning Engineers Standard 90.1-2004, Appendix G plus 20% (which is the Energy Star standard for multi-family buildings piloted by EPA and Dept. of Energy) .
- * Other rehabilitation must meet these 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 WaterSense label, must be installed.
- * Where relevant, the housing should be improved to mitigate the impact of disasters (e.g., earthquake, hurricane, flooding, fires).

For items not addressed by the above, the County's NSP1 Housing Rehabilitation Standards, Florida Residential Building Code and, when more stringent, the County Building Code shall be the Standards used in the NSP3 program in Indian River County.

Vicinity Hiring:

To the maximum extent feasible, the County will provide for hiring of employees that reside in the vicinity of NSP3 funded projects or contract with small businesses that are owned and operated by persons residing in the vicinity of NSP3 projects. Vicinity is defined as each neighborhood identified by the County as being the areas of greatest need.

Procedures for Preferences for Affordable Rental Dev.:

Because the area of greatest need (target area) consists overwhelmingly of single family owner occupied homes and owner occupied condominium units, it would be problematic for the County to pursue the development of affordable rental housing in the target area. Developing affordable rental housing in the target area would have the result of depreciating the neighborhood. Therefore, a rental housing strategy with procedures to create preferences for the development of affordable rental housing is not proposed.

Grantee Contact Information:

Stan Boling, Community Development Director, Indian River County, 1801 27th Street, Vero Beach, FL 32960. sboling@ircgov.com, Phone: 772-226-1253, Fax: 772-978-1806, http://www.ircgov.com/

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
1A	Acquisition/Rehab (Eligible Use B)	0001	Acqu. & Rehab - Home Ownership (< or = 120% AMI)
		0002	Acqui. & Rehab. - Homeownership (< or = 50% AMI)
3A	General Administration	0003	Program Administration
9999	Restricted Balance		<i>No activities in this project</i>



Activities

Project # / Title: 1A / Acquisition/Rehab (Eligible Use B)

Grantee Activity Number: 0001
Activity Title: Acqu. & Rehab - Home Ownership (< or = 120% AMI)

Activity Type: Acquisition - general	Activity Status: Completed
Project Number: 1A	Project Title: Acquisition/Rehab (Eligible Use B)
Projected Start Date: 06/01/2011	Projected End Date: 06/14/2016
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: \$ 884,824.69
Environmental Assessment: COMPLETED	Other Funds: \$ 0.00
	Total Funds: \$ 884,824.69
Benefit Report Type: Direct (Households)	

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	9		9	100.00
# of Households	9		9	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	9
# of Housing Units	9
# of Parcels acquired voluntarily	9
# of Properties	9



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Indian River Habitat for Humanity

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Indian River County	Local Government	\$ 0.00
Indian River Habitat for Humanity	Non-Profit	\$ 884,824.69

Location Description:

The Area of Greatest Need. The Area of Greatest Need is located south of 4th Street, east of 43rd Avenue, north of 25th Street SW, and west of Old Dixie Highway. Refer to Attachment 1 for the results of the proposed target area.

Activity Description:

The County will select one or more nonprofit housing partners to use NSP3 funds to purchase, rehabilitate and re-sell foreclosed housing units to income qualified households (at or below 120% of AMI) within the identified target area. The housing units purchased will be vacant Real Estate Owned (REO) and other NSP eligible properties that do not trigger Uniform Relocation Act (URA) requirements.

If the County selects a "developer" housing partner, that partner will be eligible to receive a reasonable developer's fee for service performed. That developer will take ownership of each housing unit and may provide a 1st mortgage to each home purchaser using its own funds or require the purchaser to obtain a first mortgage from a financial institution. NSP funds may be used to provide a deferred payment, subordinated second mortgage covering downpayment, closing cost, and gap financing assistance. The second mortgage will have a zero percent (0%) interest rate. The exact terms will be negotiated between the County and the developer.

All properties receiving NSP funding will have a minimum affordability time period restriction on the deed and/or recorded mortgage on the property, as defined under the "Long-Term Affordability" definition of this Abbreviated Action Plan. The County will monitor the properties that are assisted with NSP funds during the affordability time period. NSP3 funds will be recaptured if the property is sold during the affordability time period.

All homebuyers will be required to have a minimum of eight hours of homebuyer counseling from a HUD approved counseling agency.

To the maximum extent feasible, the County will provide for hiring of employees that reside in the vicinity of NSP3 funded projects or contract with small businesses that are owned and operated by persons residing in the vicinity of NSP3 projects. The County will work with its NSP3 housing partner organizations to provide opportunities for local contractors and small businesses that employ people residing in the vicinity of the NSP3 projects to participate in the NSP3. The County will specify in housing partner contracts that housing partners will reach out to individuals in the target area when hiring new employees and when selecting service providers.

Services that are needed to carry out the County's NSP3 Abbreviated Action Plan that are not secured by the County's NSP3 housing partner organization(s) will be advertised in accordance with the County's CDBG Procurement Policies, as modified by State, and Federal procurement procedures. A reference to the NSP3 local hiring preference will be included in advertisements. According to County Property Appraiser data, there are a total of 9,030 housing units within the expanded target area. Of those 9,030 housing units, 8,483(93.9%) are designated as Single Family, 371 (4.1%) are designated as residential condominiums, and 176 (1.9%) are designated as rental apartments. All of the 176 rental apartments are included as part of 1 apartment complex. Because the target area consists overwhelmingly of single family owner occupied homes and owner occupied condominium units, it would be problematic for the County to pursue the development of affordable rental housing in the target area. Therefore, a rental housing strategy with procedures to create preferences for the development of affordable rental housing is not proposed.

Through the program, the County commits to acquiring, rehabilitating, and selling thirteen (13) single family housing units to income qualified households. Of those thirteen (13) housing units, ten (10) will be sold to households with incomes at or below 120% AMI, and three (3) will be sold to households at or below 50% AMI. While the County commits to the thirteen (13) total housing units for NSP3, the county anticipates acquisition and rehabilitation of between twenty (20) and twenty four (24) with the NSP3 \$1,500,428 base allocation. Because the County cannot predict future market conditions and does not want to be locked into a number that is too high, the County is committing to fewer than the 20-24. In addition to the housing units to be acquired and rehabbed with the base NSP3 allocation, the County anticipates using NSP1 and NSP3 Program Income to acquire and rehab another eight (8) to ten (10) housing units. That should result in the County's total number of units being closer to



the HUD NSP3 Target Area Mapping software's projected number of units to make an impact. These numbers do not take into account the number of homes in the target area that Indian River Habitat for Humanity has already acquired, rehabilitated and sold.



Grantee Activity Number: 0002
Activity Title: Acqui. & Rehab. - Homeownership (< or = 50% AMI)

Activity Type:
 Acquisition - general

Project Number:
 1A

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:
 Acquisition/Rehab (Eligible Use B)

Projected End Date:
 06/14/2016

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 858,551.53
Other Funds: \$ 0.00
Total Funds: \$ 858,551.53

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	8	8		100.00
# of Households	8	8		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	8
# of Housing Units	8
# of Parcels acquired voluntarily	8
# of Properties	8

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Indian River Habitat for Humanity

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Indian River Habitat for Humanity	Non-Profit	\$ 858,551.53



Location Description:

The Area of Greatest Need. The Area of Greatest Need is located south of 4th Street, east of 43rd Avenue, north of 25th Street SW, and west of Old Dixie Highway. Refer to Attachment 1 for the results of the proposed target area.

Activity Description:

The County will select one or more nonprofit partners to use NSP3 funds to purchase, rehabilitate and re-sell to income qualified households (at or below 50% of AMI) within the identified target area.

If the County selects a "developer" housing partner, that partner will be eligible to receive a reasonable developer's fee for service performed. That developer will take ownership of each housing unit and may provide a 1st mortgage to each home purchaser using its own funds or require the purchaser to obtain a first mortgage from a financial institution. NSP funds may be used to provide a deferred payment, subordinated second mortgage covering downpayment, closing cost, and gap financing assistance. The second mortgage will have a zero percent (0%) interest rate. The exact terms will be negotiated between the County and the developer.

All properties receiving NSP funding will have a minimum affordability time-period restriction on the deed and/or recorded mortgage on the property, as defined under the "Long-Term Affordability" definition of this Abbreviated Action Plan. The County will monitor the properties that are assisted with NSP funds during the affordability time period. NSP3 funds will be recaptured if the property is sold during the affordability time period.

All homebuyers will be required to have a minimum of eight hours of homebuyer counseling from a HUD approved counseling agency.

To the maximum extent feasible, the County will provide for hiring of employees that reside in the vicinity of NSP3 funded projects or contract with small businesses that are owned and operated by persons residing in the vicinity of NSP3 projects. The County will work with its NSP3 housing partner organizations to provide opportunities for local contractors and small businesses that employ people residing in the vicinity of the NSP3 projects to participate in the NSP3. The County will specify in housing partner contracts that housing partners will reach out to individuals in the target area when hiring new employees and when selecting service providers.

Services that are needed to carry out the County's NSP3 Abbreviated Action Plan that are not secured by the County's NSP3 housing partner organization(s) will be advertised in accordance with the County's CDBG Procurement Policies, as modified by State, and Federal procurement procedures. A reference to the NSP3 local hiring preference will be included in advertisements. According to County Property Appraiser data, there are a total of 9,030 housing units within the expanded target area. Of those 9,030 housing units, 8,483 (93.9%) are designated as Single Family, 371 (4.1%) are designated as residential condominiums, and 176 (1.9%) are designated as rental apartments. All of the 176 rental apartments are included as part of 1 apartment complex. Because the target area consists overwhelmingly of single family owner occupied homes and owner occupied condominium units, it would be problematic for the County to pursue the development of affordable rental housing in the target area. Therefore, a rental housing strategy with procedures to create preferences for the development of affordable rental housing is not proposed.

Through the program, the County commits to acquiring, rehabilitating, and selling thirteen (13) single family housing units to income qualified households. Of those thirteen (13) housing units, ten (10) will be sold to households with incomes at or below 120% AMI, and three (3) will be sold to households at or below 50% AMI. While the County commits to the thirteen (13) total housing units for NSP3, the county anticipates acquisition and rehabilitation of between twenty (20) and twenty four (24) with the NSP3 \$1,500,428 base allocation. Because the County cannot predict future market conditions and does not want to be locked into a number that is too high, the County is committing to fewer than the 20-24. In addition to the housing units to be acquired and rehabbed with the base NSP3 allocation, the County anticipates using NSP1 and NSP3 Program Income to acquire and rehab another eight (8) to ten (10) housing units. That should result in the County's total number of units being closer to the HUD NSP3 Target Area Mapping software's projected number of units to make an impact. These numbers do not take into account the number of homes in the target area that Indian River Habitat for Humanity has already acquired, rehabilitated and sold.

Project # / Title: 3A / General Administration

Grantee Activity Number: 0003
Activity Title: Program Administration



Activity Type:

Administration

Project Number:

3A

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:

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

Environmental Assessment:

UNDERWAY

Benefit Report Type:

NA

Activity Status:

Completed

Project Title:

General Administration

Projected End Date:

06/14/2016

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:****Total Budget:** \$ 66,892.26**Other Funds** \$ 0.00**Total Funds** \$ 66,892.26**Activity is being carried out by Grantee:**

No

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

Indian River County

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

Indian River County

Organization Type

Local Government

Proposed

\$ 66,892.26

Location Description:

Program Administration to cover County's cost to administer the NSP3 CDBG activities 0001 and 0002 within the Area of Greatest Need. That area is located south of 4th Street, east of 43rd Avenue, north of 25th Street SW, and west of Old Dixie Highway.

Activity Description:

NSP3 Program Administration funds will be used to pay reasonable and necessary expenses of implementing the



program. This will include but not be limited to County staff salaries/wages, office supplies, and the possible engagement of a consulting firm to provide administrative and rehabilitation assistance. Administration cost to administer the NSP program and ensure compliance with regulations will be ten percent (10%) of the total allocated amount.

Action Plan Comments:

- Reviewer - Grantee needs to add the admin activity and fund for the balance of unprogrammed funds, but no more than 10% of the grant. LS 4/13/11
- Reviewer - On July 18, 2012 the Jacksonville Field Office received a Substantial Amendment to the Indian River County NSP3 Action Plan expanding the AGN so as to increase the number of foreclosed properties that may be available for NSP3 Assistance. It was noted the revised AGN target score was 19.28 which meets the State minimum of 17. Substantial Amendment to the DRGR NSP3 Indian River County Action Plan approved per the July 24, 2012 letter from Gary Causey, Director, CPD and the July 25, 2012 email from Bill Schutt: Reviewed by TT/ 7/25/2012.
- Reviewer - Action Plan modification to update the estimated program income within the County's NSP3 Action Plan to an estimated level of \$630,000.00 is approved per the 10/10/12 email from Bill Schutt, Senior Economic Development Planner, Indian River County, FL. TT 10/10/12
- Reviewer - Action Plan Modification per the 10/24/2012 email of William J. Schutt, Senior Economic Development Planner; Indian River County approved as follows:
1. Allocate \$630,000 of projected program income receipts within previously approved NSP projects and activities as follows: \$157,500 to Activity Number 2: Acquisition and Rehabilitation homeownership, < or = to 50% AMI; \$63,000 to Activity Number 3: Program Administration; and \$409,500 to Activity Number 1 Acquisition and Rehabilitation Homeownership, at or below 120% AMI.
 2. Change activity status for activity numbers 1 and 2 to underway.
 3. Change the environmental assessment status for activity numbers 1 and 2 to complete.
 4. Increase proposed accomplishments in activity number 2 to 5 properties/single family housing units to account for projected program income.
 5. Increase proposed accomplishments in activity number 1 to 14 properties/single family housing units to account for projected program income.
 6. Add Indian River Habitat for Humanity as a Responsible Organization.
- Reviewed by: TT/ 10/24/2012
- Reviewer - The revisions contained within the County's NSP3 Abbreviated Action Plan relate to changing the responsible organization for both Activity #1 and Activity #2 from Indian River County to Indian River Habitat for Humanity. The proposed budget amounts remained the same but were switched from Indian River County to Indian River Habitat for Humanity. TT/1/29/2013
- Reviewer - Plan modification approved to update contact information. LS
- Reviewer - Modifications include: 1) Extending the end date for each activity from 5/31/14 to 12/31/14. 2) Increasing the Activity 2 budget from \$532,607 to \$750,000 to account for more housing units than previously anticipated (increase of \$217,393). 3) Increased the number of housing units in Activity 2 from 5 housing units to 7 housing units. 4) Decreasing the Activity 1 budget from \$1,384,779 to \$1,167,386 to account for less housing units than previously anticipated (decrease of \$217,393). 5) Decreasing the number of housing units in Activity 1 from 14 housing units to 12 housing units. 6) Adjusted Indian River County Habitat for Humanity's budgets for Activity #1 and Activity #2 to be consistent with the dollar amounts listed above.



Reviewer - Plan modification includes: 1.Increased the projected Program Income received from \$630,000 to \$800,000 2. Increased the combined total budget for Activity #1 and Activity #2 from \$1,917,386 to \$2,087,386 (Increase of \$170,000) 3.Increased Activity #2 budget from \$750,000 to \$920,000 (Increase of \$170,000 - same funds as above, just shifted from the combined Activity #1 and #2 to just the Activity #2)

Reviewer - Plan modification includes budget changes to prepare for closed out: adjustments to program income and activities. Verification of race and ethnicity, updated text, etc.

Action Plan History

Version	Date
B-11-UN-12-0022 AP#1	06/22/2016
B-11-UN-12-0022 AP#2	04/15/2015
B-11-UN-12-0022 AP#3	07/25/2014
B-11-UN-12-0022 AP#4	01/24/2014
B-11-UN-12-0022 AP#5	01/29/2013
B-11-UN-12-0022 AP#6	10/24/2012
B-11-UN-12-0022 AP#7	10/10/2012
B-11-UN-12-0022 AP#8	07/25/2012
B-11-UN-12-0022 AP#9	04/18/2011

