

# Action Plan

**Grantee:** Lakeland, FL

**Grant:** B-11-MN-12-0013

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<b>LOCCS Authorized Amount:</b>	\$ 1,303,139.00
<b>Grant Award Amount:</b>	\$ 1,303,139.00
<b>Status:</b>	Reviewed and Approved
<b>Estimated PI/RL Funds:</b>	\$ 549,486.66
<b>Total Budget:</b>	\$ 1,852,625.66

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## Funding Sources

**No Funding Sources Found**

## Narratives

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

The NSP3 Areas of Greatest Need were determined by NSP3 planning data, including HUD foreclosure index scores for all eligible neighborhoods, as well as market data for the entire City of Lakeland. The foreclosure index score is a composite of the percentage of home foreclosures, the percentage of homes financed by a subprime mortgage related loan, and the prospective rate of foreclosure.

Market conditions in Lakeland as a whole, in general, mirror those of surrounding communities and the state. That is, demand remains at historic lows, with sales down 33.5 percent from October 2009 levels. Median sales price has fallen to pre-2002 levels, down 24.3 percent from October 2009 and 54 percent from the high of \$189,000 in late 2006 (see charts on following page). According to the Federal Housing Finance Agency Home Price Index, home values in Lakeland have fallen 31.5 percent since their peak value. Additionally, the average days a property listing is on the market continues to grow, to 127 in October 2010, which is 12.4 percent longer than a year ago and 44.3 percent longer than in January 2007.

City-wide, vacancy stands at 13.7 percent, or 6,391 of the 46,524 total housing units. Of the 40,133 occupied units, 55.9 percent are owner-occupied and 44.1 percent are renter-occupied. In terms of housing cost, 40 percent of owners with a mortgage and a 50 percent of renters in Lakeland spend 30 percent or more of household income on housing.

The City of Lakeland has identified three (3) Areas of Greatest Need for NSP3 as follows:

- Lake Beulah
- Webster Park
- Parker Street

A project summary for NSP3, as well as maps of these areas are included as attachments to this Substantial Amendment, along with the Planning Data disbursed by the HUD Foreclosure Need website for each area. The areas identified by the NSP3 grantee as having the greatest need must have an individual or average combined foreclosure need score of not less than 17. The three (3) Areas of Greatest Need selected by the City of Lakeland have an average combined need score of 19.88 (see Exhibit "A").

In an effort to further activities from NSP1, stabilizing neighborhoods and eliminating blight, all three (3) Areas of Greatest Need identified in this Plan are located within the Area of Greatest Need identified for NSP1.

HUD has strongly encouraged NSP3 grantees to identify compact target areas such that their limited NSP3 funding will have a visible neighborhood impact. To this end, HUD's planning data provides an estimated number of properties needed to make an impact in the identified target area, which is calculated as 20 percent of the REO (Real Estate Owned) in the past year.

Lake Beulah (Neighborhood ID: 2667449)

The Lake Beulah Neighborhood shown above received an NSP3 foreclosure need score of 19 (minimum State Threshold Score is 17), and contains 120 housing units. A predominantly low income neighborhood, 59.1 percent of persons earn less than 80 percent of Area Median Income (AMI), vacancy in this area of Lake Beulah is estimated at 10 percent. Of the 120 total housing units, 30 percent on terms of mortgage cost and delinquency, 27.6 percent of mortgages in this area were high cost between 2004 and 2007, and 15.4 percent of housing units in this neighborhood were 90 or more days delinquent or in foreclosure.

The Lake Beulah Neighborhood received an NSP3 Impact Score of 1, meaning acquisition and rehabilitation and redevelopment of a single foreclosed property in this neighborhood would have a noticeable impact. Further, and most important to the stability



of the Lake Beulah Neighborhood, the City of Lakeland plans to leverage a portion of its NSP3 allocation to redevelop the site of a blighted, now demolished 9-unit rental property acquired through NSP1 in April 2010.

Webster Park (Neighborhood ID: 8177093)

The Webster Park Neighborhood shown above received the maximum possible NSP3 foreclosure need score of 20 (minimum State Threshold is 17), and contains 772 housing units. A predominantly low income neighborhood where 63.13 percent of residents earn less than 80 percent of Area Median Income (AMI) and eight out of ten earn less than 120 percent AMI, vacancy in Webster Park is estimated at 10.8 percent. Of the 772 total housing units, 124 received a mortgage between 2004 and 2007. In terms of cost and delinquency, 61 percent of mortgages between 2004 and 2007 were considered high cost, and 21.93 percent of housing units were 90 or more days delinquent or in foreclosure. The identified Webster Park Neighborhood received an NSP3 Impact Score of 4, meaning acquisition and rehabilitation or redevelopment of four properties would have a visible neighborhood impact. Moreover, selection of Webster Park as an Area of Greatest Need for NSP3 furthers investment from NSP1, where five properties were acquired and rehabilitated (two have since been sold).

Parker Street (Neighborhood ID: 3160186)

The Parker Street Neighborhood shown above received an NSP3 foreclosure need score of 19.9 (minimum State Threshold is 17), and contains 778 housing units. The residents of the Parker Street Neighborhood have the lowest incomes of the Areas of Greatest Need identified in this Plan, with 78.24 percent earning less than 80 percent of Area Median Income (AMI) and nine of 10 earning less than 120 percent AMI. Vacancy in Parker Street is estimated at 22.7 percent. Of the 778 total housing units, 87 percent received a mortgage between 2004 and 2007. In terms of cost and delinquency, 56.9 percent of mortgages between 2004 and 2007 were high cost, and 19.81 percent of housing units in this neighborhood were 90 or more days delinquent or in foreclosure.

The identified Parker Street Neighborhood received an NSP3 Impact Score of 2, meaning acquisition and rehabilitation or redevelopment of two properties in this neighborhood would have a visible impact. Further, two blighted properties were previously acquired, demolished and redeveloped through NSP1, so it is hoped that the additional NSP3 investment will build on previous activities and further stabilize the neighborhood. Finally, in addition to the aforementioned NSP1 acquisitions, significant public and private investment has been made in the Parker Street Neighborhood since 2007. Partners including the Lakeland Community Redevelopment Agency (CRA), Parker Street Ministries, Keystone Challenge Fund, Inc., and Lakeland Habitat for Humanity have provided support to the neighborhood and re-housed another existing resident in a substantially improved property. These partners collectively have rehabilitated six units and created or redeveloped five new, increasing the rate of homeownership and at the same time revitalizing and stabilizing the neighborhood. Parker Street has not only been impacted by the foreclosure crisis, but also by blighted transient and permanent rentals, and high levels of crime and homelessness. Beyond housing, in the Winter of 2010 the Florida Department of Transportation (FDOT) and the CRA jointly funded \$800,000 in improvements to East Parker Street between North Massachusetts Avenue and North Lake Parker Avenue. The enhancements were to beautify the corridor, while providing improvements for bicyclists, pedestrians and transit riders. The changes included converting East Parker Street from a four-lane undivided roadway section to a two-lane divided roadway with bike lanes, landscaped medians and turn lanes at strategic locations. This project, as well as the previously described housing activities, demonstrate a high level of commitment to the Parker Street Neighborhood from not only the City, but from dedicated partners, each sharing a common goal to restore this valuable central city neighborhood.

Distribution of NSP3 funding will not be determined in a tiered approach, but will be distributed to the Areas of Greatest Need based on the availability of eligible residential property and the appropriateness of the activity at the specific location within the context of neighborhood impact.

Deleted funds for demolition for 50% set aside. 05/17/2011 & 11/01/2011

10/2012- Staff has not encountered numbers of NSP eligible foreclosed properties expected within the primary "Areas of Greatest Need" identified in the substantial amendment dated February, 2011. Therefore, the City has required that the area of Hampton Hills Neighborhood be added to its Action Plan. Hampton Hills Neighborhood meets the risk score due to high foreclosures and/or vacancies and families seem to want to buy in this neighborhood.

The City Commission approved the amendment to the Action Plan on October 1, 2012. A public notice was published in the Lakeland Ledger and on the City's website for public review from September 17 -October 1, 2012 and there were not comments received.

No adjustments were needed for the budget at this time.

03/05/2013- Move funds within Rehab project to cover local expenditures. Transferred \$75,000 from Rehabilitation of Residential structures 50% to Rehabilitation of Residential Structures 25% setaside.

05/28/2013- Move funds from Redevelopment activities to Acquisition & Rehab (50% & 25% setaside) (cover three recent purchase and rehab of existing homes.

11/15/2013- Move funds from Administration and Demo to Acquisition & Rehab (50% & 25% setaside) to cover the recent purchase of existing foreclosed home.

01/07/2014- Move funds from Redevelopment activities to Acquisition & Rehab (50% & 25%) to cover expenses. Added program income for the sale of home.

02/19/2014- Added program income for a sale of home in Rehab activity.

09/23/2014- Set up Revolving Loan Funds. Added program income from the sale homes. Move funds from Redevelopment 25% setaside to Rehab 50% to cover expenses.

03/26/2015- Transferred funds from Rehab 50% to Rehab 25% Setaside and Admin.

12/15/2015- Program income added for sale of home in Rehab activity 25%.

01/28/2016- Transferred funds from Rehab 50% to Rehab 25% to cover expenditures.

02/26/2016 - Program income added for sale of home in Rehab activity 25%.

03/2016 - Program income added and allocated to activities for reimbursement of expenditures.

06/2016 - Program income added.

07/2016 - Re-allocate funds to pay expenditures.

01/2017 - Revolving loan funds were un-obligated and re-allocated to cover expenditures (to Planning, Rehab - 25% and 50%)

04/2017 - Transferred available funds to cover Admin expenses.



### How Fund Use Addresses Market Conditions:

Market conditions in Lakeland as a whole, in general, mirror those of surrounding communities and the state. That is, demand remains at historic lows, with sales down 33.5 percent from October 2009 levels. Median sales price has fallen to pre-2002 levels, down 24.3 percent from October 2009 and 54 percent from the high of \$189,000 in late 2006 (see charts on following page). According to the Federal Housing Finance Agency Home Price Index, home values in Lakeland have fallen 31.5 percent since their peak value. Additionally, the average days a property listing is on the market continues to grow, to 127 in October 2010, which is 12.4 percent longer than a year ago and 44.3 percent longer than in January 2007.

Distribution of NSP3 funding will not be determined in a tiered approach, but will be distributed to the Areas of Greatest Need based on the availability of eligible residential property and the appropriateness of the activity at the specific location within the context of neighborhood impact.

### Ensuring Continued Affordability:

The City of Lakeland will ensure long-term affordability through the use of a written agreement and recorded deferred payment lien/mortgage which will run in favor of the City. Both the agreement and lien documents will include language providing for recapture of funds should the recipient(s) of assistance fail to meet the terms of said agreement. The City will use the minimum affordability periods outlined by the HOME Investment Partnership Program, 24 CFR 92.252 (a), (c), (e) and (f), and 92.254. The minimum affordability periods are as follows:

- Up to \$15,000 5 Years
- \$15,001 to \$40,000 10 Years
- Over \$40,000 15 Years
- New Construction 20 Years

### Definition of Blighted Structure:

In context of local law, and titled Unsafe Residential Buildings, Section 103.2.1 of the City of Lakeland's Housing Code defines Blighted Structure as any structure which is unsafe, unsanitary, unfit for human habitation, or which is not provided with adequate egress, or which constitutes a fire hazard, or is otherwise dangerous to human life.

### Definition of Affordable Rents:

The maximum Affordable Rents shall not exceed the Fair Market Rents (FMR) as published annually by the U.S. Department of Housing and Urban Development for the Lakeland/Winter Haven Metropolitan Statistical Area (MSA). The FY2011 Fair Market Rents are as follows:

- 0 Bedroom \$663
- 1 Bedroom \$732
- 2 Bedroom \$843
- 3 Bedroom \$1,069
- 4 Bedroom \$1,254

### Housing Rehabilitation/New Construction Standards:

The City of Lakeland's Neighborhood Services Division has adopted the General Bid Specifications (Property Standards) for use in its housing programs (included as attachment to this Plan). The City's Building Inspection Division inspects construction activities to ensure compliance with applicable building, electrical, mechanical and plumbing codes. The City has adopted the following general building codes:

- New home construction - Florida Building Code 2004 Residential
- Rehabilitation or alteration of existing homes - Florida Building Code 2004 Existing Building
- Energy Code - Florida Building Code 2004 Building, Chapter 13, Florida Energy Code

Building codes are updated periodically and any future revisions shall be applicable and adopted for immediate use as part of NSP3.

The General Bid Specifications (Property Standards) and the Florida Building Code shall govern all construction projects completed by the Neighborhood Services Division through NSP3. The Building Inspection Division shall inspect all construction project sites and components as appropriate to ensure compliance and in order to issue the required Certificates of Occupancy.

Additionally, HUD has outlined specific requirements for NSP3, including:

- 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 the 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 the Department of Energy).
- Other rehabilitation must meet these standards to the extent applicable to the rehabilitation work undertaken, e.g. replace older obsolete products 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.

### Vicinity Hiring:

It is the City of Lakeland's policy to require its contractors to provide equal employment opportunity to all employees and applicants for employment without regard to race, color, sex, national origin, disability, marital status, or sexual orientation. Section 3 of the Housing and Urban Development Act of 1968 requires the City of Lakeland to ensure that employment and other economic and business opportunities generated by the Department of Housing and Urban Development (HUD), to the greatest extent feasible, be directed to low-income persons and business concerns that provide economic opportunities to low-income persons.

The City of Lakeland will incorporate Vicinity Hiring and Section 3 requirements in all procurements generated for use with NSP3 funding and follow the goal requirements outlined in 24 CFR Part 135 for awarding contracts to Section 3 business



concerns. NSP3 will be marketed to potential Section 3 businesses located within the target area. Further, new jobs generated by NSP3 activities will, to the greatest extent feasible, be filled by low-income persons who reside within the target area. Subrecipients, contractors and subcontractors will be required to complete the "NSP3 Vicinity Hiring" form (included as attachment to this Plan).

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

After considering the current makeup and markets within the Areas of Greatest Need outlined in this Plan, the City of Lakeland has chosen to focus its neighborhood stabilization efforts on homeownership. Each of the target areas, while predominantly single-family, includes significant numbers of investor-owned rental units, which have and continue to exacerbate the destabilizing nature of foreclosures and defaults in these neighborhoods. Though a difficult proposition, the pride of homeownership and stabilizing nature of owner-occupied properties within the identified target areas make homeownership the preferred method of providing housing to families through NSP3. However, in the event the markets in one or more of the established target areas will not support homeownership, the City will make NSP3-acquired properties available for rent, and to that end will recruit one or more partners with the capacity and track record to manage multiple scattered site single-family rentals.

**Grantee Contact Information:**

NSP3 Program Administrator Contact Information  
 Name (Last, First)   Rewis, Brian  
 Email Address       brian.rewis@lakelandgov.net  
 Phone Number     (863) 834-3360  
 Mailing Address   1104 Martin L. King, Jr. Avenue, Lakeland, Florida 33805

**Project Summary**

Project #	Project Title	Grantee Activity #	Activity Title
#5 (RLF)	NSP 3-Revolving Loan Fund	RLF NSP3 RLF NSP3 - 50% above	Revolving Loan Fund NSP3
1	Acquisition and Rehabilitation of	1-Rehab of Structures	Rehabilitate Residential Structure
2	Redevelopment of Demolished or	2- Rehab of Structures 25% Set-aside 1 - Redevelop of Demo Properties 2 - Redevelop of Properties 25% Set-aside	Rehab of Residential Structures -25% Set-asi Redevelopment of Demo/Vacant foreclosed properties Redevelop of Demo/Vacant properties 25% Set-aside
3	Demolition of Blighted Structures	1- Demo of Blighted Structures 2 -Demo of Blighted Structures 25% Set-aside	Demo of Blighted Structures Demo of Blighted Structures 25% setaside
4	Planning and Administration	Planning and Administration	Planning and Administration
9999	Restricted Balance	<i>No activities in this project</i>	



# Activities

**Project # / Title:** #5 / NSP 3-Revolving Loan Fund (RLF)

**Grantee Activity Number:** RLF NSP3  
**Activity Title:** Revolving Loan Fund NSP3

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures

**Project Number:**  
 #5 (RLF)

**Projected Start Date:**  
 09/23/2014

**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:**  
 EXEMPT

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

**Activity Status:**

Cancelled

**Project Title:**

NSP 3-Revolving Loan Fund

**Projected End Date:**

09/23/2017

**Project Draw Block Date by HUD:**

**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

**Proposed Beneficiaries**

# of Households

Total	Low	Mod	Low/Mod%
1	1		100.00

**Activity is being carried out by Grantee:**  
 No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 City of Lakeland2

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

**Responsible Organization**

City of Lakeland2

**Organization Type**

Local Government

**Proposed Budget**

\$ 0.00



**Location Description:**

**Activity Description:**

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**Grantee Activity Number:** RLF NSP3 - 50% above  
**Activity Title:** Revolving Loan Fund NSP3

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

#5 (RLF)

**Projected Start Date:**

09/23/2014

**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:**

EXEMPT

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Cancelled

**Project Title:**

NSP 3-Revolving Loan Fund

**Projected End Date:**

09/23/2017

**Project Draw Block Date by HUD:**

**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

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Owner Households	1		1	100.00
# of Households	1		1	100.00

**Proposed Accomplishments**

	<b>Total</b>
# of Singlefamily Units	1
# of Housing Units	1
#Low flow showerheads	1
#Low flow toilets	1
#Dishwashers replaced	1
#Clothes washers replaced	1
#Refrigerators replaced	1
#Replaced hot water heaters	1
#Replaced thermostats	1
#Efficient AC added/replaced	1
#Additional Attic/Roof Insulation	1
#Energy Star Replacement Windows	1
# of Properties	1



**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Lakeland2

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

**Responsible Organization**

City of Lakeland2

**Organization Type**

Local Government

**Proposed Budget**

\$ 0.00

**Location Description:**

Existing NSP-3 approved target areas.

**Activity Description:**

City of Lakeland will use the NSP 3 Revolving Loan Fund as a means to purchase additional foreclosed properties for resale of single family unit.

**Project # / Title: 1 / Acquisition and Rehabilitation of Single Family Residence**

**Grantee Activity Number:**

1-Rehab of Structures

**Activity Title:**

Rehabilitate Residential Structure

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

1

**Project Title:**

Acquisition and Rehabilitation of Single

**Projected Start Date:**

05/01/2011

**Projected End Date:**

04/30/2014

**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

**Total Budget:**

\$ 1,070,837.12

**National Objective:**

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

**Most Impacted and Distressed Budget:**

\$ 0.00

**Environmental Assessment:**

COMPLETED

**Other Funds:**

\$ 0.00

**Total Funds:**

\$ 1,070,837.12





**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Owner Households	4	2	2	100.00
# of Households	4	2	2	100.00

**Proposed Accomplishments**

	<b>Total</b>
# of Singlefamily Units	4
# of Housing Units	4
# ELI Households (0-30% AMI)	
#Units exceeding Energy Star	
#Low flow showerheads	
#Low flow toilets	
#Dishwashers replaced	
#Clothes washers replaced	
#Refrigerators replaced	
#Light fixtures (outdoors) replaced	
#Light Fixtures (indoors) replaced	
#Replaced hot water heaters	
#Replaced thermostats	
#Efficient AC added/replaced	
#Additional Attic/Roof Insulation	
#Energy Star Replacement Windows	
# of Properties	

**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees and Contractors

**Organization carrying out Activity:**

City of Lakeland2

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

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
City of Lakeland2	Local Government	\$ 1,070,837.12

**Location Description:**

The Plan will concentrate its efforts in Lake Beulah, Webster Park and Parker Street neighborhoods.

**Activity Description:**

The City of Lakeland’s Neighborhood Services Division will identify, evaluate, negotiate and purchase eligible residential properties that have been foreclosed or vacant for at least 90 days, including costs for appraisals, title, environmental review, inspections, closing costs, and other project delivery and developer fees. The City will



negotiate purchase prices that reflect the maximum feasible discount from the Current Market Appraised Value (CMAV), consistent with NSP3 regulations, taking into account the cost to the seller in terms of holding and carrying the property. Properties acquired under this Activity will be fully rehabilitated according to the previously outlined Housing Rehabilitation Standards. Once fully rehabilitated, properties acquired under this Activity will be marketed for sale to qualified buyers, with purchase assistance provided and secured by the City. Long-term affordability will be assured. It is anticipated that a portion of the funds associated with this Activity will be used for the acquisition and rehabilitation of housing to benefit individuals or families whose incomes are at or below 50 percent of area median income. Purchase assistance will be provided and long-term affordability achieved as outlined in this Plan.

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**Grantee Activity Number: 2- Rehab of Structures 25% Set-aside**  
**Activity Title: Rehab of Residential Structures -25% Set-asi**

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

1

**Projected Start Date:**

05/01/2011

**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:**

Under Way

**Project Title:**

Acquisition and Rehabilitation of Single

**Projected End Date:**

04/30/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 582,184.43

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 582,184.43

**Proposed Beneficiaries**

# Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	2	2		100.00
# of Households	2	2		100.00

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

# ELI Households (0-30% AMI)

#Units exceeding Energy Star

#Low flow showerheads

#Low flow toilets

#Dishwashers replaced

#Clothes washers replaced

#Refrigerators replaced

#Replaced hot water heaters

#Replaced thermostats

#Efficient AC added/replaced

#Additional Attic/Roof Insulation

#Energy Star Replacement Windows

# of Properties

**Total**

2

2



**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees and Contractors

**Organization carrying out Activity:**

City of Lakeland2

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

City of Lakeland2

**Organization Type**

Local Government

**Proposed Budget**

\$ 582,184.43

**Location Description:**

The Neighborhood Services Division will concentrate its efforts on the Lake Beulah, Webster Park and Parker Street Neighborhoods.

**Activity Description:**

The City of Lakeland's Neighborhood Services Division will identify, evaluate, negotiate and purchase eligible residential properties that have been foreclosed or vacant for at least 90 days, including costs for appraisals, title, environmental review, inspections, closing costs, and other project delivery and developer fees. The City will negotiate purchase prices that reflect the maximum feasible discount from the Current Market Appraised Value (CMAV), consistent with NSP3 regulations, taking into account the cost to the seller in terms of holding and carrying the property. Properties acquired under this Activity will be fully rehabilitated according to the previously outlined Housing Rehabilitation Standards. Once fully rehabilitated, properties acquired under this Activity will be marketed for sale to qualified buyers, with purchase assistance provided and secured by the City. Long-term affordability will be assured as outlined. It is anticipated that a portion of the funds associated with this Activity will be used for the acquisition and rehabilitation of housing to benefit individuals or families whose incomes are at or below 50 percent of area median income. Purchase assistance will be provided and long-term affordability achieved as outlined in this Plan.

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**Project # / Title: 2 / Redevelopment of Demolished or Vacant Foreclosed**
**Grantee Activity Number: 1 - Redevelop of Demo Properties**
**Activity Title: Redevelopment of Demo/Vacant foreclosed properties**
**Activity Type:**

Construction of new housing

**Activity Status:**

Under Way

**Project Number:**

2

**Project Title:**

Redevelopment of Demolished or Vacant

**Projected Start Date:**

05/01/2011

**Projected End Date:**

04/30/2014

**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:**

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

**Environmental Assessment:**

COMPLETED

**Benefit Report Type:**

Direct (Households)

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

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Owner Households	4	2	2	100.00
# of Households	4	2	2	100.00

**Proposed Accomplishments**

	<b>Total</b>
# of Singlefamily Units	4
# of Housing Units	4
# ELI Households (0-30% AMI)	
#Units exceeding Energy Star	
#Low flow showerheads	
#Low flow toilets	

**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees and Contractors

**Organization carrying out Activity:**

City of Lakeland2

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

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
City of Lakeland2	Local Government	\$ 0.00

**Location Description:**

The Neighborhood Services Division will concentrate its effort on the Lake Beulah, Webster Park, and Parker Street neighborhoods.

**Activity Description:**

The City of Lakeland's Neighborhood Services Division will identify, evaluate, negotiate and purchase eligible residential properties that have been foreclosed or vacant for at least 90 days, including costs for appraisals, title, environmental review, inspections, closing costs, and other project delivery and developer fees. The City will negotiate purchase prices that reflect the maximum feasible discount from the Current Market Appraised Value (CMAV), consistent with NSP3 regulations, taking into account the cost to the seller in terms of holding and carrying the property. Properties acquired under this Activity will either be vacant when acquired or because of the blighted nature of the home or homes on the property, will be demolished for redevelopment. Redevelopment construction activities will be completed according to the previously outlined Housing Rehabilitation Standards. Once fully



redeveloped, properties acquired under this Activity will be marketed for sale to qualified buyers, with purchase assistance provided and secured by the City. Long-term affordability will be assured as outlined. It is anticipated that a portion of the funds associated with this Activity will be used for the acquisition and rehabilitation of housing to benefit individuals or families whose incomes are at or below 50 percent of area median income. Purchase assistance will be provided and long-term affordability achieved as outlined in this Plan.

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**Grantee Activity Number: 2 - Redevelop of Properties 25% Set-aside**  
**Activity Title: Redevelop of Demo/Vacant properties 25% Set-aside**

**Activity Type:**

Construction of new housing

**Project Number:**

2

**Projected Start Date:**

05/01/2011

**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:**

Under Way

**Project Title:**

Redevelopment of Demolished or Vacant

**Projected End Date:**

04/30/2014

**Project Draw Block Date by HUD:**

**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

**Proposed Beneficiaries**

# Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	4	2	2	100.00
# of Households	4	2	2	100.00

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

# ELI Households (0-30% AMI)

#Units exceeding Energy Star

#Low flow showerheads

#Low flow toilets

**Total**

4

4



**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees and Contractors

**Organization carrying out Activity:**

City of Lakeland2

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

City of Lakeland2

**Organization Type**

Local Government

**Proposed Budget**

\$ 0.00

**Location Description:**

The Neighborhood Services Division will concentrate its efforts in the Lake Beulah, Webster Park, and Parker Street neighborhoods.

**Activity Description:**

The City of Lakeland's Neighborhood Services Division will identify, evaluate, negotiate and purchase eligible residential properties that have been foreclosed or vacant for at least 90 days, including costs for appraisals, title, environmental review, inspections, closing costs, and other project delivery and developer fees. The City will negotiate purchase prices that reflect the maximum feasible discount from the Current Market Appraised Value (CMAV), consistent with NSP3 regulations, taking into account the cost to the seller in terms of holding and carrying the property. Properties acquired under this Activity will either be vacant when acquired or because of the blighted nature of the home or homes on the property, will be demolished for redevelopment. Redevelopment construction activities will be completed according to the previously outlined Housing Rehabilitation Standards. Once fully redeveloped, properties acquired under this Activity will be marketed for sale to qualified buyers, with purchase assistance provided and secured by the City. Long-term affordability will be assured as outlined. It is anticipated that a portion of the funds associated with this Activity will be used for the acquisition and rehabilitation of housing to benefit individuals or families whose incomes are at or below 50 percent of area median income. Purchase assistance will be provided and long-term affordability achieved as outlined in this Plan.

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**Project # / Title: 3 / Demolition of Blighted Structures**
**Grantee Activity Number: 1- Demo of Blighted Structures**
**Activity Title: Demo of Blighted Structures**
**Activity Type:**

Clearance and Demolition

**Activity Status:**

Under Way

**Project Number:**

3

**Project Title:**

Demolition of Blighted Structures

**Projected Start Date:**

05/01/2011

**Projected End Date:**

04/30/2014

**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:**

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

**Environmental Assessment:**

COMPLETED

**Benefit Report Type:**

Area Benefit (Census)

**Total Budget:** \$ 56,523.35

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 56,523.35

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
<b># of Persons</b>	76343	17684	13891	41.36

**Proposed Accomplishments**

	<b>Total</b>
<b># of Singlefamily Units</b>	5
<b># of Housing Units</b>	5

<b>LMI%:</b>	41.36
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**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees and Contractors

**Organization carrying out Activity:**

City of Lakeland2

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

**Responsible Organization**

City of Lakeland2

**Organization Type**

Local Government

**Proposed Budget**

\$ 75,000.00

**Location Description:**

The Neighborhood Services Division will concentrates its efforts in Lake Beulah, Webster Park, and Parker Street neighborhoods.

**Activity Description:**

The City of Lakeland's Neighborhood Services Division will identify qualified blighted residential structures within NSP3 areas of greatest need and eligible for demolition under this Activity. Said structures may be acquired for redevelopment under Activity 2 of this Plan, or may be demolished solely under Activity 3 as constituting a serious threat to the public health, safety and welfare. In cases where demolition takes place absent acquisition of a foreclosed property, the demolition will have been duly authorized by the City of Lakeland's Code Enforcement Board during a properly noticed public hearing.

In Section 5 of this Plan the City outlined its intent not to use NSP3 to acquire, demolish or convert any units that would result in the involuntary displacement of Persons, as defined in 49 CFR 24.2(a)(21). All acquisitions completed under this activity will be voluntary, and none will result in displacement which would trigger the requirements of the Uniform Relocation and Real Property Acquisition Policies Act of 1970 (URA)



**Grantee Activity Number:** 2 -Demo of Blighted Structures 25% Set-aside  
**Activity Title:** Demo of Blighted Structures 25% setaside

**Activity Type:**

Clearance and Demolition

**Project Number:**

3

**Projected Start Date:**

05/01/2011

**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:**

Cancelled

**Project Title:**

Demolition of Blighted Structures

**Projected End Date:**

04/30/2014

**Project Draw Block Date by HUD:**

**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

**Proposed Beneficiaries**

# of Households

Total	Low	Mod	Low/Mod%
			0.0

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

**Total**

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Lakeland2

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

**Responsible Organization**

City of Lakeland2

**Organization Type**

Local Government

**Proposed Budget**

\$ 0.00



**Location Description:**

The Neighborhood Services Division will concentrate its efforts in the Lake Beulah, Webster Park and Parker Street neighborhoods.

**Activity Description:**

The City of Lakeland’s Neighborhood Services Division will identify qualified blighted residential structures within NSP3 areas of greatest need and eligible for demolition under this Activity. Said structures may be acquired for redevelopment under Activity 2 of this Plan, or may be demolished solely under Activity 3 as constituting a serious threat to the public health, safety and welfare. In cases where demolition takes place absent acquisition of a foreclosed property, the demolition will have been duly authorized by the City of Lakeland’s Code Enforcement Board during a properly noticed public hearing.

In Section 5 of this Plan the City outlined its intent not to use NSP3 to acquire, demolish or convert any units that would result in the involuntary displacement of Persons, as defined in 49 CFR 24.2(a)(21). All acquisitions completed under this activity will be voluntary, and none will result in displacement which would trigger the requirements of the Uniform Relocation and Real Property Acquisition Policies Act of 1970 (URA

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**Project # / Title: 4 / Planning and Administration**

**Grantee Activity Number:** Planning and Administration  
**Activity Title:** Planning and Administration

**Activity Type:**

Administration

**Project Number:**

4

**Projected Start Date:**

05/01/2011

**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:**

Under Way

**Project Title:**

Planning and Administration

**Projected End Date:**

04/30/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 124,313.00

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 124,313.00



**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Lakeland2

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

Responsible Organization	Organization Type	Proposed Budget
City of Lakeland2	Local Government	\$ 124,313.00

**Location Description:**

The Neighborhood Services Division will concentrate its efforts in the Lake Beulah, Webster Street and Parker Street neighborhoods.

**Activity Description:**

NSP funds will be used to pay reasonable program administration costs related to the planning and execution of the activities listed above. This includes costs related to staffing for overall program management, coordination, monitoring, reporting, and direct and indirect costs.

**Action Plan Comments:**

Reviewer - Activity #2 Demo of blighted Structures:

Demolition cannot be more than 10% of your grant. Please revise and resubmit.

Reviewer - Rejected for LH25 requirement. Demolition can not count towards teh 25% requirement for 50% median area income.

Reviewer - Rejected for LH25 requirement. SM 11/1/11

Reviewer - Reviewed and approved the change of LH25 requirement. SM 11/1/11

Reviewer - Plan modification approved for minor budget adjustments to transfer funds between activities in the acquisition rehab project. LS 12/18/13



- Reviewer - Plan modification for minor budget adjustments between activities. LS
- Reviewer - Plan modification includes adding program income to overall budget and applicable activities. LS
- Reviewer - Action Plan modified to add Program Income from the sale of a home and increase project and activity budget accordingly.
- Reviewer - Plan modified to add a revolving loan fund, added program income and move funds between Rehab Activity and Redevelopment.
- Reviewer - Process budget transfer to cover expenditures from Rehab (25%) to Demo.
- Reviewer - Minor budget adjustments to move funds to cover the expenses of purchasing a new home.
- Reviewer - editing budgets for close out.
- Reviewer - Increased program income
- Reviewer - Plan modification to add program income.
- Reviewer - No modifications made.
- Reviewer - budget adjustments to draw remaining funds. LS
- Reviewer - Minor budget adjustments for grant closeout
- Reviewer - added PI to increase admin budget

## Action Plan History

Version	Date
B-11-MN-12-0013 AP#1	11/01/2011
B-11-MN-12-0013 AP#2	09/25/2012
B-11-MN-12-0013 AP#3	10/16/2012
B-11-MN-12-0013 AP#4	10/18/2012
B-11-MN-12-0013 AP#5	01/07/2013
B-11-MN-12-0013 AP#6	03/08/2013
B-11-MN-12-0013 AP#7	05/31/2013
B-11-MN-12-0013 AP#8	09/26/2013
B-11-MN-12-0013 AP#9	11/15/2013
B-11-MN-12-0013 AP#10	12/18/2013
B-11-MN-12-0013 AP#11	01/28/2014
B-11-MN-12-0013 AP#12	02/20/2014
B-11-MN-12-0013 AP#13	09/03/2014
B-11-MN-12-0013 AP#14	09/29/2014
B-11-MN-12-0013 AP#15	11/03/2014
B-11-MN-12-0013 AP#16	03/30/2015
B-11-MN-12-0013 AP#17	10/14/2015



B-11-MN-12-0013 AP#18	12/16/2015
B-11-MN-12-0013 AP#19	03/25/2016
B-11-MN-12-0013 AP#20	05/20/2016
B-11-MN-12-0013 AP#21	08/01/2016
B-11-MN-12-0013 AP#22	01/21/2017
B-11-MN-12-0013 AP#23	05/02/2017

