

Action Plan

Grantee: Martin County, FL

Grant: B-11-UN-12-0026

LOCCS Authorized Amount:	\$ 1,563,770.00
Grant Award Amount:	\$ 1,563,770.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 0.00
Total Budget:	\$ 1,563,770.00

Funding Sources

No Funding Sources Found

Narratives

Summary of Distribution and Uses of NSP Funds:

Martin County plans to use its NSP3 funding for the following activities:

Activity 1 - \$1,0016,450 for acquisition and rehabilitation of foreclosed properties for resale or lease. Seven homes are expected to be impacted by this activity. This activity has been unfunded with Amendment 1.

Activity 2 - \$390,943 for acquisition and rehabilitation of foreclosed properties to be utilized as rental properties. This activity is the 25% set-aside for those households that are 50% and lower of area LMMI. Three homes are expected to be impacted by this activity. Minor Amendment-December 18, 2012-The amount budgeted for this activity is changed to \$781,886 by a minor amendment. It is also now expected that this activity will impact five (5) homes. The minor amendment was published in a local newspaper and on County website for 15 days. No comments were received by end of comment period (December 14, 2012).

Amendment 3 - March 19, 2013. The Martin County Board of County Commissioners approved increasing the amount budgeted for this activity to \$1,181,886. Also, number of units affected from five (5) to nine (9).

Activity 3 - Land Banking. The County is reserving the ability to use this activity should responses to activities 1 and 2 be insufficient to complete the program.

Activity 4 – Redevelopment. The County is reserving the ability to use this activity should responses to activities 1 and 2 be insufficient to complete the program.

Activity 5 – Program Administration - \$156,377.NSP3 Program Administration funds will be used to pay reasonable and necessary expenses of implementing the program. This includes but is not limited to County staff salaries, office supplies, and contracting with a consulting firm to provide administrative and rehabilitation assistance.

Activity 6 – Amendment 1 - Activity 1 replacement - The County will provide funds to eligible NSP3 households as direct assistance to make down payments, pay closing costs, and pay for repairs. The maximum allowable per household is \$60,000. These funds can be used to make a down payment of up to 20% of the cost of the property. Remaining funds, up to the \$60,000 maximum, can then be used for the rehabilitation of the home, to make minor repairs, bring the home up to the applicable building codes, replace old, obsolete appliances or, where relevant, make improvements to mitigate the impacts of disasters. Minor Amendment-December 18, 2012 - The amount for this activity is changed to \$625,507 by a minor amendment. The minor amendment was published in a local newspaper and on County website for 15 days. No comments were received by end of comment period (December 14, 2012).

Amendment 3 - March 19,2013. The Martin County Board of County Commissioners approved decreasing the amount budgeted for this activity to \$225,507. Also, number of units affected from seventeen (17) to five (5).

Minor Amendment 4 (May 28, 2014) - This minor amendment moves \$21,111.69 from Activity 2 and \$586.71 from Activity 5 to Activity 6. This action does not change the scope of the County's activities.



How Fund Use Addresses Market Conditions:

In Martin County, we carefully selected our NSP3 areas of greatest need by first mapping the locations where the NSP1 funds were used. We then compared this map to data and information received from both the RealtyTrac and PolicyMap websites. This comparison revealed that many foreclosed properties assisted with NSP1 funding were located in the same areas of need as the Community Redevelopment Agency planning areas of Martin County. To maximize local resources and the use of the limited NSP3 funds, the areas of Rio and Golden Gate were recommended. The data we collected from both RealtyTrac and PolicyMap websites verified that foreclosures continued to be and would continue to be high in the areas selected. A recent survey of the REO properties in the areas revealed that approximately 20 properties priced between \$35,000 and \$190,000 were available. Therefore, when using the HUD NSP3 mapping tool to map our areas of greatest need, we drew several maps in the Stuart areas. Those areas turned out to be too large to make a significant impact according to the impact scores generated by HUD's mapping tool. We then mapped smaller and smaller areas until we established an areas where we reached an impact score consistent with the estimated number of properties that could feasibly be purchased, rehabilitated, and sold.

A tiered approach is not being used to determine the distribution of funding.

In Martin County, we carefully selected our NSP3 areas of greatest need by first mapping the locations where the NSP1 funds were used. We then compared this map to data and information received from both the RealtyTrac and PolicyMap websites. This comparison revealed that many foreclosed properties assisted with NSP1 funding were located in the same areas of need as the Community Redevelopment Agency planning areas of Martin County. To maximize local resources and the use of the limited NSP3 funds, the areas of Rio and Golden Gate were recommended. The data we collected from both RealtyTrac and PolicyMap websites verified that foreclosures continued to be and would continue to be high in the areas selected. A recent survey of the REO properties in the areas revealed that approximately 20 properties priced between \$35,000 and \$190,000 were available. Therefore, when using the HUD NSP3 mapping tool to map our areas of greatest need, we drew several maps in the Stuart areas. Those areas turned out to be too large to make a significant impact according to the impact scores generated by HUD's mapping tool. We then mapped smaller and smaller areas until we established an areas where we reached an impact score consistent with the estimated number of properties that could feasibly be purchased, rehabilitated, and sold.

A tiered approach is not being used to determine the distribution of funding.

Amendment 1 - It has recently been determined that some streets of significance were omitted from the original Golden Gate AGN. Normand St. in the north and SE Kensington St in the south have low income rental housing properties that, should they become available, would be significant in the redevelopment and stabilization of this area. The HUD NSP3 mapping tool was again used to redraw the Golden Gate Area of Greatest Need (AGN).

Amendment 2 - In our continuing review of foreclosed/distressed homes in Martin County, we have noticed that the availability of foreclosed/distressed homes constantly changes. Housing staff along with our grant consultant have discussed this phenomenon with HUD staff and they too have seen this occurring not only in Martin County but throughout many parts of the Country. In other discussions with local real estate experts, the Housing Staff believes we could better serve the community if the Area of Greatest Need (AGN) were expanded. Therefore, Martin County requests expansion of the NSP3 AGN. The expansion requested will substantially overlap the County's NSP1 AGN as established with the State of Florida. This expansion will ensure assistance throughout a larger area of the County. The HUD NSP3 Mapping tool was used to map the new AGN area. As required, the County advertised a Public Comment Period from September 10 through 24, 2012. The Martin County Board of County Commissioners held a public hearing on September 25, 2012 and approved the request for expansion. No public comment was received during the Public Comment Period nor at the meeting on September 25. A hard copy of this request has been prepared and submitted to the HUD Miami Office.

Ensuring Continued Affordability:

In Martin County, 'long-term affordability' is defined as the period of time for which we will ensure NSP-assisted units remain affordable, i.e., able to be purchased or rented by NSP-eligible homebuyers or tenants.

For all units, we will use developer or similar agreements along with restrictions on deeds and/ or mortgages to ensure long term affordability of units addressed with NSP3 funds. HOME affordability limits required for NSP1 shall provide the minimum terms of said restriction on deeds and /or mortgages for NSP3.

When NSP3 funds are used on properties for sale (homeownership) long- term affordability will be ensured through the use of soft second mortgages with the NSP eligible buyer.

In either case, affordability provisions will remain in effect for no less than the HOME affordability terms used for NSP1 and in the County NSP Housing Assistance Plan.

Definition of Blighted Structure:

A blighted structure is a structure that has substantial deterioration in which conditions are leading to economic distress or endangerment of life. The County agrees in the County CDBG Housing Assistance Plan and this abbreviated action plan that the structure is blighted when one or more of the following factors are presented:

1. Unsanitary or unsafe conditions;
2. Deterioration of site or other improvement; or
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.

Definition of Affordable Rents:

Affordable Rents are defined as and shall not exceed the Fair Market Rents (FMR) published annually by the U.S. Department of Housing and Urban Development for the Port St. Lucie, FL Metropolitan Statistical Area (MSA). The current rates are listed below:

Fair Market Rents:

Efficiency	1 bedroom	2 bedroom	3 bedroom	4 bedroom
\$754	\$756	\$958	\$1,266	\$1,305

Source: U.S. Department of Housing and Urban Development, 2011



Housing Rehabilitation/New Construction Standards:

The Housing Assistance Plan, Florida Residential Building Code and when more stringent, County Building Code shall be the Standards used in the NSP program in Martin County.

Also, per HUD guidance, any gut rehabilitation or new construction of residential buildings up to three stories will be designed to meet the standard for Energy Star Qualified New Homes.

Also, any gut rehabilitation or new construction of mid to high rise multifamily units will be designed to meet American Society of Heating, Refrigeration, and Air-Conditioning Engineer Standard 90.1-2004, Appendix G plus 20%. Other rehabilitation will meet those standards to the extent applicable to the rehabilitation work being undertaken, e.g. replacing older obsolete products and appliances with Energy Star - 46 labeled products. Water efficient toilets, showers, and faucets, such as those with the WaterSense label, will be installed. Where relevant, the housing will be improved to mitigate the impact of disasters, such as earthquake, hurricane, flooding, and fire.

Vicinity Hiring:

The County will follow County Ordinance #829 to do everything feasible to provide for the hiring of individuals and small businesses that are owned and operated by persons residing in the vicinity of the NSP3 projects.

Procedures for Preferences for Affordable Rental Dev.:

The need for rental units in Martin County is significant for very low and low income households due to the cost of housing and limited access to financing. Thus, the 25% set-aside, Activity 2, will focus on only rental units.

Martin County does see that more rental units are needed, but, at this time, wishes to allow an RFP process for products and partners to see if more funding and leverage of resources is available before promising more rental units. Purchase and Rehab of rental units is a consideration in Activity 1, along with homeownership for LMMI households. The funds could be spent on all rental units, if more leverage and a good business plan is submitted for rental units. NSP3 funding is limited and the County does not want to set up possible failure by preselecting projects without going through the normal RFP process and the potential partner has a good business plan.

Activity 2 is set aside for the purchase and rehab of rental units. Activity 1 is open to both homeownership and rental. Activity 1 was unfunded and replaced with Activity 6 in Amendment 1.

Grantee Contact Information:

Anita Cocoves
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772-419-6932
435 S.E. Flagler Avenue, Stuart, FL 34994

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
1	Acquisition and Rehabilitation	1-1	Acquisition and Rehabilitation-ownership
		1-2	Acquisition and Rehabilitation-rental
2	Acquisition and Rehabilitation-25%	2-1	Acquisition and Rehabilitation-25% set-aside-renta
3	Land Banking	No activities in this project	
4	Redevelopment	No activities in this project	
5	Program Administration	5-1	Program Administration
6	Down Payment Assistance	6	Down Payment Assistance
9999	Restricted Balance	No activities in this project	



Activities

Project # / Title: 1 / Acquisition and Rehabilitation

Grantee Activity Number: 1-1
Activity Title: Acquisition and Rehabilitation-ownership

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

1

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:

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

Environmental Assessment:

UNDERWAY

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

03/10/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Other Funds \$ 0.00

Total Funds \$ 0.00

Proposed Beneficiaries

Total Low Mod Low/Mod%

Owner Households

0.0

of Households

0.0

Proposed Accomplishments

Total

of Singlefamily Units

of Housing Units

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Martin County Board of County Commissioners

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Organization Type

Proposed



Location Description:

Rio and Golden Gate Neighborhoods

Activity Description:

Martin County intends to work through affordable housing partners, with the capacity to provide affordable housing and meet NSP3 goals and requirements, by utilizing the Acquisition and Rehabilitation Eligible Use. The plan is to make grants to local affordable housing partners, who will be selected by the County, to acquire, rehab, and then resell or rent NSP-eligible properties as affordable housing to low-, moderate-, or middle-income households. The county will give priority to rental and to non-profit partners wherever possible, subject to feasibility, capacity and other NSP requirements. The home values throughout the Metropolitan Area have fallen approximately 47.5% over the last few years. Using the HUD NSP3 Mapping Tool, the County has identified a specific target areas in the Rio and Golden Gate areas upon which the purchase, rehab, and reselling or renting of these properties will have a significant impact. Concentrating the NSP3 funding in these areas will decrease the number of vacant units in the areas, should increase property values, and should enhance the affordability of housing throughout the areas.

The County will require that homeowners demonstrate the ability to pay conventional mortgage rates and maintain the home after the available NSP funds have been provided to acquire and rehab the property. No sub-prime or other high risk non-conventional mortgages will be allowed in this program. The term of assistance begins on the date of resale to a LMMI eligible household. Restrictions on the deed and/or mortgages shall apply for the affordability period on all NSP units. Affordability provisions will remain in effect for the minimum HOME affordability terms used in NSP1. For the affordability period, subsequent purchasers of assisted units must be income eligible. If not, the amount of assistance will be recaptured at resale.

The benefit to income-qualified persons or households is threefold, in that 1) the homebuyer will have the opportunity to purchase a home that will be priced below market value, 2) that home will have been recently rehabilitated, and 3) where cost feasible, will have increased energy efficiency. The areas will also benefit by the decrease in number of vacant homes in the areas, the estimated increase in property values, and the expected enhanced affordability of housing.

Grantee Activity Number: 1-2
Activity Title: Acquisition and Rehabilitation-rental

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

1

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:

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

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

05/31/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Other Funds \$ 0.00

Total Funds \$ 0.00

Proposed Beneficiaries

Renter Households

of Households

Total

Low

Mod

Low/Mod%

0.0

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:

Martin County Board of County Commissioners

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Martin County Board of County Commissioners

Organization Type

Local Government

Proposed

\$ 0.00

Location Description:



Activity Description:

Martin County intends to work through affordable housing partners, with the capacity to provide affordable housing and meet NSP3 goals and requirements, by utilizing the Acquisition and Rehabilitation Eligible Use. The plan is to make grants to local affordable housing partners, who will be selected by the County, to acquire, rehab, and then resell or rent NSP-eligible properties as affordable housing to low-, moderate-, or middle-income households. The county will give priority to rental and to non-profit partners wherever possible, subject to feasibility, capacity and other NSP requirements. The home values throughout the Metropolitan Area have fallen approximately 47.5% over the last few years. Using the HUD NSP3 Mapping Tool, the County has identified a specific target areas in the Rio and Golden Gate areas upon which the purchase, rehab, and reselling or renting of these properties will have a significant impact. Concentrating the NSP3 funding in these areas will decrease the number of vacant units in the areas, should increase property values, and should enhance the affordability of housing throughout the areas.

The County will require that homeowners demonstrate the ability to pay conventional mortgage rates and maintain the home after the available NSP funds have been provided to acquire and rehab the property. No sub-prime or other high risk non-conventional mortgages will be allowed in this program. The term of assistance begins on the date of resale to a LMMI eligible household. Restrictions on the deed and/or mortgages shall apply for the affordability period on all NSP units. Affordability provisions will remain in effect for the minimum HOME affordability terms used in NSP1. For the affordability period, subsequent purchasers of assisted units must be income eligible. If not, the amount of assistance will be recaptured at resale.

The benefit to income-qualified persons or households is threefold, in that 1) the homebuyer will have the opportunity to purchase a home that will be priced below market value, 2) that home will have been recently rehabilitated, and 3) where cost feasible, will have increased energy efficiency. The areas will also benefit by the decrease in number of vacant homes in the areas, the estimated increase in property values, and the expected enhanced affordability of housing.

Project # / Title: 2 / Acquisition and Rehabilitation-25% set-aside

Grantee Activity Number:	2-1
Activity Title:	Acquisition and Rehabilitation-25% set-aside-renta

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

06/01/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation-25% set-

Projected End Date:

05/31/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

COMPLETED

Total Budget:

\$ 1,130,774.31

Other Funds

\$ 0.00

Total Funds

\$ 1,130,774.31

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	9	9		100.00
# of Households	9	9		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	5
# of Multifamily Units	4
# of Housing Units	9
# ELI Households (0-30% AMI)	

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Martin County Board of County Commissioners

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Martin County Board of County Commissioners	Local Government	\$

Location Description:

Rio and Golden Gate Neighborhoods. The AGN as revised in Amendment 2.

Activity Description:

Martin County intends to work through affordable housing partners, with the capacity to provide affordable housing and meet NSP3 goals and requirements, by utilizing the Acquisition and Rehabilitation Eligible Use. The Plan is to make grants to local affordable housing partners, who will be selected by the County to acquire, rehab, and then lease at least three Five NINE(amendment3) foreclosed properties as affordable housing to low-income (50% of areas median income) households. The home values throughout the Metropolitan Area have fallen approximately 47.5% over the last few years. Utilizing the HUD NSP3 Mapping Tool, the County has identified the Rio and Golden Gate areas upon which the purchase, rehab, and leasing of these properties will be able to have a significant impact. Concentrating the NSP3 funding in these areas will decrease the number of vacant units in the areas, should increase property values, and enhance the affordability of housing throughout the areas.

The County will require that renters have the ability to pay Fair Market Rent (up to 30% of household income for VLI income limits) and maintain the home after the available NSP funds have been provided to acquire and rehab the property. For lease property, the affordability term begins on date of closing. Restrictions on the deed and/or mortgages shall be recorded and apply for the affordability period on all units. Affordability provisions will remain in

effect for the minimum HOME affordability terms used in NSP1.

The benefit to income-qualified persons or households is the ability to purchase or rent a home that will be 1) priced below market value, 2) will have been recently rehabilitated, and 3) where cost feasible, have increased energy efficiency. The areas will also benefit by the decrease in number of vacant homes in the areas, the increase in property values, and the enhanced affordability of housing.

Minor Amendment 3 (September 9, 2013) moves \$30,000 from this activity to Activity 6.

Minor Amendment 4 (May 28, 2014) moves \$21,111.69 from this Activity to Activity 6. This minor amendment does not change the scope of the County's activities.

Activity Supporting Documents

Document Martin County NSP3 Advertisement-minor amendment3.pdf

Document MartinNSP3 Plan-Amend3.doc

Document MartinNSP3 Plan-MinorAmend3.doc

Document NSP3_Public_Comment.pdf

Project # / Title: 5 / Program Administration

Grantee Activity Number:	5-1
Activity Title:	Program Administration

Activity Type:

Administration

Project Number:

5

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:

COMPLETED

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Program Administration

Projected End Date:

05/31/2014

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget:	\$ 155,790.29
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Other Funds	\$ 0.00
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Total Funds	\$ 155,790.29
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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:

Martin County Board of County Commissioners

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

Martin County Board of County Commissioners

Organization Type

Local Government

Proposed

\$ 155,790.29

Location Description:

Rio and Golden Gate Neighborhoods

Activity Description:

NSP3 Program Administration funds will be used to pay reasonable and necessary expenses of implementing the program. This includes but is not limited to County staff salaries, office supplies, and contracting with a consulting firm to provide administrative and rehabilitation assistance.

Minor Amendment 4 (May 28, 2014) moves \$586.71 from this Activity to Activity 6. This minor amendment doesw not change the scope of the County's activities.

Project # / Title: 6 / Down Payment Assistance**Grantee Activity Number:**

6

Activity Title:

Down Payment Assistance

Activitiy Type:

Homeownership Assistance to low- and moderate-income

Project Number:

6

Projected Start Date:

04/01/2012

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

Activity Status:

Under Way

Project Title:

Down Payment Assistance

Projected End Date:

03/10/2014

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

National Objective:

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

Environmental Assessment:

COMPLETED

Total Budget:

\$ 277,205.40

Other Funds

\$ 0.00

Total Funds

\$ 277,205.40

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

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

Proposed Accomplishments

	Total
# of Singlefamily Units	4
# of Housing Units	4

Activity is being carried out by Grantee:

No

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

Martin County Board of County Commissioners

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

Martin County Board of County Commissioners

Organization Type

Local Government

Proposed

\$ 277,205.40

Location Description:

The Rio AGN and the Golden Gate AGN as revised in Amendment 1. The AGN as revised in Amendment 2 (attached).

Activity Description:

The County will provide funds to eligible NSP3 households as direct assistance to make down payments, pay closing costs, and pay for repairs. The maximum allowable per household is \$60,000. These funds can be used to make a down payment of up to 20% of the cost of the property. Remaining funds, up to the \$60,000 maximum, can then be used for the rehabilitation of the home, to make minor repairs, bring the home up to the applicable building codes, replace old, obsolete appliances or, where relevant, make improvements to mitigate the impacts of disasters.

Minor Amendment 3 (September 9, 2013) adds \$30,000 to this activity from Activity 2-1.

Minor Amendment 4 (May 28, 2014) adds \$21,698.40 to this Activity from Activities 2 and 5. This minor amendment does not change the scope of the County's activities.

Activity Supporting Documents

Document	EXPANDED NSP3-map.pdf
Document	Martin County NSP3 Advertisement-minor amendment3.pdf
Document	MartinCounty Public Comment Period AD-MinorAmend in DRGR.doc
Document	MartinNSP3 Plan-MinorAmend3.doc

Action Plan Comments:

- Reviewer - Rejected so grantee can make corrections. MW 04/26/11
- Reviewer - The Action Plan was revised to amend the following 2 activities:
1. 1-1 Decrease the level of funding by \$1,016,450.00
2. 6 New activity, Increase the level of funding by \$1,016,450.00
MW 03/19/12
- Reviewer - Action Plan was revised to expand its NSP3 target area to the same boundaries as its NSP1 target area. Grantee was reminded that according to page 2 of the NSP3 Design Guidebook, dated November 18, 2010, grantees can remember that target areas must be located in the top 20% of foreclosure needs scores and NSP3 programs should treat at least 20% of the REO units in those areas. MW 10/02/12
- Reviewer - The Action Plan was revised to amend the following 2 activities: 1. 2-1 Increase the level of funding by \$390,943.00 2. 6 Decrease the level of funding by \$390,943.00 MW 12/19/12
- Reviewer - Action Plan was revised to amend the following 2 activities: 1. 2-1 Increase the level of funding by \$400,000.00 2. 6 Decrease the level of funding by \$400,000.00 MW 04/19/13
- Reviewer - Action Plan was submitted in error and no changes were made. MW 04/30/13
- Reviewer - Action Plan was submitted in error and no changes were made. MW 06/07/13
- Reviewer - The Action Plan was revised to amend the following 2 activities: 1. 2-1 Decrease the level of funding by \$30,000.00 2. 6 Increase the level of funding by \$30,000.00 MW 09/20/13
- Reviewer - The Action Plan was amended September 20, 2013, and it was reviewed and approved by Mark White, CPD Specialist. Spoke to Don Cole with Martin County, and he was unaware of any additional amendment from September 20. Explained to Mr. Cole that any changes to Action Plan that the DRGR System flags the AP for review and approval. The QPR cannot be submitted until the AP has been reviewed and approved by HUD. Once AP is approved, the QPR can be submitted. There were no changes to AP. Reviewed and approved by LBussey, CPD Rep. 11/14/2013.
- Reviewer - Grantee moved \$21,111.69 from Activity 2-1 and \$586.71 from Activity 5-1 and placed those amounts into Activity 6-1 for a total of \$21,698.40 in order to have the correct amounts reflected in DRGR for the final draw. All changes minor and do not change the scope. Action plan being approved in order for grantee to submit the QPR. 7-29-2014 NEC
- Reviewer - Grantee indicated no changes made to the plan. Plan submitted erroneously. Plan being approved in order for grantee to submit the QPR. 7/30/2014 NEC
- Reviewer - The City was unaware that Action Plan was submitted for review. The City's QPR is overdue as of January 30, 2016. Approving Action Plan, so that the City can submit its QPR.

Reviewed and approved by La Vora Bussey. February 1, 2016.
- Reviewer - Action Plan submitted in error. The City must submit its QPR once the Action Plan has been approved.

Reviewed and approved by La Vora Bussey. 02/01/2016

Reviewer - Grantee updated Action Plan. Quarterly Report has to be submitted for review.

Reviewed and approved by La Vora Bussey on June 29, 2016.

Action Plan History

Version	Date
B-11-UN-12-0026 AP#1	06/29/2016
B-11-UN-12-0026 AP#2	02/01/2016
B-11-UN-12-0026 AP#3	02/01/2016
B-11-UN-12-0026 AP#4	07/30/2014
B-11-UN-12-0026 AP#5	07/29/2014
B-11-UN-12-0026 AP#6	11/14/2013
B-11-UN-12-0026 AP#7	09/20/2013
B-11-UN-12-0026 AP#8	06/07/2013
B-11-UN-12-0026 AP#9	04/30/2013
B-11-UN-12-0026 AP#10	04/19/2013
B-11-UN-12-0026 AP#11	12/19/2012
B-11-UN-12-0026 AP#12	10/02/2012
B-11-UN-12-0026 AP#13	03/19/2012
B-11-UN-12-0026 AP#14	06/06/2011

