

Action Plan

Grantee: Melbourne, FL

Grant: B-11-MN-12-0033

LOCCS Authorized Amount:	\$ 1,257,986.00
Grant Award Amount:	\$ 1,257,986.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 1,075,310.33
Total Budget:	\$ 2,333,296.33

Funding Sources

Funding Source	Funding Type
Program Income NSP3	Program Income
Neighborhood Stabilization Program 3	Other Federal Funds

Narratives

Summary of Distribution and Uses of NSP Funds:

Activity Number: 1

Activity Name: City Homeowner Residential Mortgage Program

Uses: Eligible Use B: Acquisition and Rehabilitation

CDBG Activity or Activities: 24 CFR 570.201(a) - Acquisition, 24 CFR 570.202 - Eligible rehabilitation and preservation activities for homes and other

residential properties, 24 CFR 570.206 - As part of an activity delivery cost for an eligible activity, 24 CFR 570.201(n) - Direct Homeownership Assistance

National Objective: Low Moderate Middle Income Housing (LMMI)

Activity Description: Staff will identify and inspect blighted, abandoned or foreclosed homes in the identified Area of Greatest Need (AGN) in order to determine the eligibility of those properties for purchase by qualified low, moderate and middle income (LMMI) homebuyers. LMMI homebuyers will negotiate the purchase of identified homes directly with the seller, to be financed by the City using NSP3 funds under the following terms:

- At least 25% of the City's NSP3 funds will be used to finance the purchase of properties by qualified low-income households (households earning no more than 50% of Area Median Income).
- The NSP3 financing will be secured by a first mortgage held by the City and administered by a third party mortgage servicing vendor.
- The purchaser must occupy the home as its primary residence throughout the affordability period.
- The first mortgage will be a 30-year, fixed rate loan, not to exceed 5% per annum, which will require minimum monthly payments to include principal and interest, taxes and insurance.
- The purchaser will be required to make a minimum contribution toward the purchase of the home, as follows: Low-income households-\$1,000; Moderate-income households-\$1,500; Middle-income households-\$2,000.
- Additional funding will be made available to rehabilitate the house, which will be secured by a second mortgage.
- Terms of the second mortgage will vary depending upon the appraised value of the house and the affordability of the combined level of financing to the homeowner.

The City's Rehabilitation Specialist will perform inspections and write specifications for the rehabilitation work. Homeowners will then use the specifications developed by the Rehabilitation Specialist to solicit bids from contractors for the rehabilitation work. The City may issue a Request for Qualifications (RFQ) or Request for Proposals (RFP) for the purpose of establishing a list of qualified vendors (contractors, appraisers, inspectors, etc.) for homeowners to choose from.

With housing prices at historic low levels, the City is interested in providing a means for LMMI households to achieve the American Dream. The biggest hurdle to homeownership in today's economy is financing - especially for low and moderate income households. This Activity is intended to assist credit-worthy purchasers to overcome that hurdle by providing financing that has become difficult to obtain by LMMI households due to increasingly tightened credit standards in the banking



industry. Additionally, it is anticipated that homeowners will be enthusiastic about making their own product choices for the rehabilitation versus purchasing properties that have already been rehabilitating from the decision-making process. Incentivizing the end-user from the onset of the program is likely to ensure the success of such a venture. Mortgage payments collected from participants will provide the City with income to fund additional CDBG eligible activities in the future.

In the event the City experiences difficulty in meeting expenditure deadlines using the homebuyer driven approach described above, then the City may issue an RFP or RFQ seeking Developers to purchase and rehabilitate properties in the AGN for the subsequent lease or sale to qualified LMMI households.

Applications from Developers that propose to provide affordable rental housing to LMMI tenants will be given preference over Developers proposing to acquire and rehabilitate properties for re-sale. Whether allocated to a Developer, or directly to a homebuyer, no less than 25% of the City's NSP3 funds will be used to develop housing to be occupied by low-income households.

Developers will negotiate the purchase of properties in the AGN to be acquired using NSP3 funds secured by a mortgage. The mortgage will be subsequently modified to include additional NSP3 funding provided to the Developer for the rehabilitation of the property. Developers will be required to execute a Declaration of Restrictive Covenant or Land Use Restriction Agreement.

Developers will be required to solicit bids from contractors and/or subcontractors for the rehabilitation work and to give preference to qualified Section 3 vendors. Upon completion of the rehabilitation of acquired properties, Developers will either (i) sell the properties to LMMI households, (ii) lease the properties to LMMI households, or (iii) transfer the properties to non-profit agencies approved by the City for lease to LMMI households.

The City may finance or subsidize the purchase of the properties by qualified buyers from the Developers, depending upon the availability of funds, the price of the property and the relative affordability of the property to the buyer.

Location Description: Census Tract 644 - South Sarno EW

Budget:

Source of Funding	NSP3
Dollar Amount	\$817,691.00 for LMMI
	\$314,497.00 for LH25-set aside

Total Budget for Activity \$1,132,188.00

Performance Measures: A minimum of 10 properties will be acquired and rehabilitated for occupancy by LMMI households. A minimum of 3 of those 10 properties (and no less than 25% of the City's NSP3 funding) will be acquired and rehabilitated for occupancy by households earning no more than 50% of Area Median Income.

Projected Start Date: April 1, 2011

Projected End Date: April 1, 2014

Activity Number: 2

Activity Name: Program Administration

Uses: N/A

CDBG Activity or Activities: 24 CFR 570.205 - Eligible planning, urban environmental design and policy-planning-management-capacity building activities, 24 CFR 570.206 - Planning and Administration

National Objective: N/A

Activity Description: Planning activities which consist of all costs of data gathering, studies, analysis, and preparation of plans and the identification of actions that will implement such plans, as well as payment of reasonable administrative costs and carrying charges related to the planning and execution of NSP3 activities assisted in whole or in part with NSP3 funds provided.

Location Description: N/A

Budget:

Source of Funding	NSP3
Dollar Amount	\$125,798
Total Budget for Activity	\$ 125,798

Performance Measures: N/A

Projected Start Date: October 20, 2010

Projected End Date: October 20, 2015

How Fund Use Addresses Market Conditions:

The data sources used to determine the areas of greatest need are as follows: City staff performed local research using Brevard County Official Records to track foreclosure completions from 12/14/09 through 12/14/10. There were 422 Certificates of Title issued to banks for foreclosed upon properties within the City's boundaries. This represents a significant rise over the 249 Certificates of Title issued from 1/1/2009 through 12/31/2009. Using Maps and GIS data provided by the Brevard County Property Appraiser, staff was able to identify a concentration of foreclosures in Sections 19 and 20 of Township 27, Range 37. Using the NSP3 Mapping Tool, two neighborhoods within Sections 19 and 20 were determined to have extraordinary levels (>26%) of high cost mortgages. Sarno Road is the northern boundary and the Melbourne Airport lies immediately south of both neighborhoods. Croton Road divides the neighborhoods, which are bound on the east by Teak Drive ("Sarno SE Croton-Teak", Neighborhood ID - 1919006) and on the west by Comanche Avenue ("Sarno SW Croton Comanche", Neighborhood ID - 8548431). Both neighborhoods combined (referred to throughout this document as "South Sarno EW", Neighborhood ID - 1887145) constitute the City of Melbourne's Area of Greatest Need (AGN).

The Areas of Greatest Need are established above and described below. A tiered approach is not being utilized to determine the distribution of funding.

Local research described above determined that there was a concentration of foreclosures in the City's Area of Greatest Need (AGN). Almost half of the housing units in the City's AGN received a mortgage between 2004 and 2007, when market values were at their peak. Staff used the Brevard County Property Appraiser's website to ascertain home purchase prices on transactions between financial institutions and private parties and for short sales in the AGN in order to estimate the cost of acquiring properties in the AGN. Purchase prices for sales between unrelated, non-institutional parties were also examined in order to assess after-rehab market prices. The information was used to gauge the probability of the success of NSP activities in



the AGN versus other neighborhoods examined during the research process. The data was also used to support/verify estimates and data provided by the United States Department of Housing and Urban Development (HUD) for NSP3. A combination of local research, HUD information and the limitations imposed by the City's NSP3 allocation of funding were used to determine the City's AGN. The two neighborhoods comprising the AGN were chosen because they met HUD's standards and local research demonstrated good potential for success based on the following criteria:

- a foreclosure rate significant enough to provide for the acquisition of the minimum number properties required by HUD to make an impact on the neighborhood,
- prices for REO properties (financial institution inventory of foreclosed properties) low enough to make purchase of at least the minimum number of properties possible within the limits of the City of Melbourne's NSP3 allocation,
- a sufficient number of non-institutional home sale transactions between unrelated parties, indicative of the neighborhood's appeal, and
- an area small enough to target residents for job opportunities generated by the use of NSP3 funds

Both neighborhoods received an NSP3 score of 19 from HUD, surpassing the State minimum threshold score of 17.

Both neighborhoods are in Census Tract 644 and they are contiguous to one another. However, when combined into a single "Area of Greatest Need", the number of properties required to make an impact was determined to exceed available funding. Therefore, only (i) Sarno SE Croton-Teak, (ii) Sarno SW Croton Comanche, or (iii) a portion of South Sarno EW will ultimately be chosen for NSP3 activity. The decision will be based upon a combination of: (i) the availability of REO properties upon implementation of the program, (ii) the price of available properties, and (iii) the preference of homeowner participants.

Ensuring Continued Affordability:

Properties assisted with NSP3 funds will be subject to the minimum affordability periods established by the HOME Program (24 CFR 92) as follows:

Level of Assistance	Affordability Period
< \$15,000	5 years
\$15,000 - \$40,000	10 years
> \$40,000	15 years

Definition of Blighted Structure:

The City's definition of "blighted structure" shall be the same as the definition of "unsafe building" set forth in the Standard Unsafe Building Abatement Code, 1985 edition, which has been adopted and incorporated by reference into Section 13.81 of the Melbourne City Code of Ordinances.

"Blighted Structure" - any building or structure that has any of the following conditions, such that the life, health, property or safety of its occupants or the general public are endangered:

1. Any means of egress or portion thereof is not of adequate size or is not arranged to provide a safe path of travel in case of fire or panic.
2. Any means of egress or portion thereof, such as but not limited to fire doors, closing devices and fire resistive ratings, is in disrepair or in a dilapidated or nonworking condition such that the means of egress could be rendered unsafe in case of fire or panic.
3. The stress in any material, member or portion thereof, due to all imposed loads including dead load exceeds the stresses allowed in the Standard Building Code for new buildings.
4. The building, structure or portion thereof has been damaged by fire, flood earthquake, wind or other cause to the extent that the structural integrity of the building or structure is less than it was prior to the damage and is less than the minimum requirement established by the Standard Building Code for new buildings.
5. Any exterior appendage or portion of the building or structure is not securely fastened, attached or anchored such that it is capable of resisting wind, seismic or similar loads as required by the Standard Building Code for new buildings.
6. If for any reason the building, structure or portion thereof is manifestly unsafe or unsanitary for the purpose for which it is being used.
7. The building, structure or portion thereof as a result of decay, deterioration or dilapidation is likely to fully or partially collapse.
8. The building structure, or portion thereof has been constructed or maintained in violation of a specific requirement of the Standard Codes or of a City, County or State law.
9. Any building, structure or portion thereof that is in such a condition to constitute a public nuisance.
10. Any building, structure or portion thereof that is unsafe, unsanitary or not provided with adequate egress, or which constitutes a fire hazard, or is otherwise dangerous to human life, or which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence or abandonment.

Definition of Affordable Rents:

The City will use the Affordable Rent Standard from the HOME Program. Per 24 CFR Part 92.252, HUD provides the following maximum HOME rent limits. The maximum HOME rents are the lesser of:

1. The fair market rent for existing housing for comparable units in the area as established by HUD under 24 CFR 888.111; or
2. A rent that does not exceed 30 percent of the adjusted income of a family whose annual income equals 65 percent of the median income for the area, as determined by HUD, with adjustments for number of bedrooms in the unit and including the payment of utilities. Currently for the Palm Bay-Melbourne-Titusville, FL MSA:

	Efficiency	1 B/R	2 B/R	3 B/R	4 B/R	5 B/R
Low HOME Rent	\$551	\$590	\$708	\$ 818	\$912	\$1006
High HOME rent	\$636	\$748	\$899	\$1030	\$1129	\$1127
Fair Market Rent	\$636	\$778	\$916	\$1234	\$1376	\$1582

In rental projects with five or more HOME-assisted rental units, twenty (20) percent of the HOME-assisted units must be occupied by very low-income families and meet one of following rent requirements:



1. The rent does not exceed 30 percent of the annual income of a family whose income equals 50 percent of the median income for the area, as determined by HUD, with adjustments for smaller and larger families. However, if the rent determined under this paragraph is higher than the applicable rent under 24 CFR 92.252(a), then the maximum rent for units under this paragraph is that calculated under 24 CFR 92.252(a).

2. The rent does not exceed 30 percent of the family's adjusted income. If the unit receives Federal or State project-based rental subsidy and the very low-income family pays as a contribution toward rent not more than 30 percent of the family's adjusted income, then the maximum rent (i.e., tenant contribution plus project-based rental subsidy) is the rent allowable under the Federal or State project-based rental subsidy program.

Housing Rehabilitation/New Construction Standards:

All properties acquired using NSP3 funds will be required to meet the City's Minimum Rehabilitation Standards, which will be modified to include the following minimal energy efficiency requirements: (i) the replacement of older obsolete products and appliances with Energy Star-46 labeled products, (ii) the installation of water efficient toilets, showers and faucets, and (iii) the installation of hurricane shutters on all glazed openings.

Vicinity Hiring:

The jurisdiction certifies that it will, to the maximum extent feasible, 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. In compliance with NSP3 regulations and in support of the City of Melbourne's Local Vendor Preference Policy (Sec. 2-249.1, Melbourne Code of Ordinances), small businesses that are owned and operated by persons residing in the AGN, or that have a plan to hire residents of the AGN, will be solicited for participation in NSP3 activities and will be given preference when responding to an RFP or RFQ. The City will use signage and/or flyers in the AGN to specifically target proposals from qualified Section 3 residents.

Procedures for Preferences for Affordable Rental Dev.:

The manner in which the low-income targeting goals will be met are described as follows: Institutional sales in the City's Areas of Greatest Need from December 14, 2009 through December 14, 2010 range in price from \$27,000 to \$86,000, with an average in the \$50,000 - \$60,000 range. It is anticipated that there will be an adequate supply of homes in the Area of Greatest Need that will be affordable to low income households. The City also has the option of loosening underwriting standards to accommodate the participation of low-income households, while still maintaining affordability standards required by NSP3. In the event there is a shortage of eligible low-income homebuyers, or an inadequate supply of properties affordable to low-income households to meet expenditure deadlines, then the City will use its low-income set aside allocation to fund its Rental Acquisition and Rehabilitation Strategy.

Grantee Contact Information:

NSP3 Program Administrator Contact Information
 Name (Last, First): Carter, Denise
 Email Address: dcartermelbourneflorida.org
 Phone Number: 321-674-5734
 Mailing Address: City of Melbourne
 Housing and Community Development Department
 695 East University Blvd.
 Melbourne, FL 32901-7121

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
1	City Homeowner Residential	1	City Homeowner Residential Mortgage Program
		2	LH Side Aside Mortgage
2	Administrative Project	3	Program Administration
9999	Restricted Balance	<i>No activities in this project</i>	

Activities

Project # / Title: 1 / City Homeowner Residential Mortgage Program

Grantee Activity Number: 1
Activity Title: City Homeowner Residential Mortgage Program

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 1

Projected Start Date:
 04/01/2011

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:
 Completed

Project Title:
 City Homeowner Residential Mortgage

Projected End Date:
 12/31/2016

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,469,300.99

Other Funds: \$ 1,469,300.99

Total Funds: \$ 2,938,601.98

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	10		7	70.00
# of Households	10		7	70.00

Proposed Accomplishments	Total
# of Singlefamily Units	10
# of Housing Units	10
# ELI Households (0-30% AMI)	
#Units deconstructed	
#Sites re-used	
#Units with bus/rail access	10
#Units with solar panels	
#Additional Attic/Roof Insulation	10
# of Properties	10



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Melbourne

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Melbourne	Local Government	\$ 1,469,300.99
Funding Source Name	Matching Funds	Funding Amount
Neighborhood Stabilization Program 3 (NSP3)	No	\$ 850,640.58
Program Income NSP3	No	\$ 618,660.41

Location Description:

Census Tract 644 - South Sarno EW
Census Tract 643.02 - North Sarno

Activity Description:

Staff will identify and inspect blighted, abandoned or foreclosed homes in the identified Area of Greatest Need (AGN) in order to determine the eligibility of those properties for purchase by qualified low, moderate and middle income (LMMI) homebuyers. LMMI homebuyers will negotiate the purchase of identified homes directly with the seller, to be financed by the City using NSP3 funds under specific terms.

Staff will perform inspections and write specifications for the rehabilitation work. Homeowners will use these specifications to solicit bids from contractors for the rehabilitation work. The City may issue a RFQ or RFP for the purpose of establishing a list of qualified vendors for homeowners to choose from.

This Activity is intended to assist credit-worthy purchasers by providing financing that has become difficult to obtain by LMMI households. Mortgage payments collected from participants will provide the City with income to fund additional CDBG eligible activities in the future.

In the event the City experiences difficulty in meeting expenditure deadlines using the homebuyer driven approach described above, then the City may issue an RFP or RFQ seeking Developers to purchase and rehabilitate properties in the AGN for the subsequent lease or sale to qualified LMMI households.



Grantee Activity Number: 2
Activity Title: LH Side Aside Mortgage

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 1

Projected Start Date:
 04/01/2011

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:
 City Homeowner Residential Mortgage

Projected End Date:
 12/31/2016

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 655,768.80

Other Funds: \$ 655,768.80

Total Funds: \$ 1,311,537.60

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	3	3		100.00
# of Households	3	3		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	5
# of Housing Units	5
# of Elevated Structures	
# ELI Households (0-30% AMI)	
#Units deconstructed	
#Sites re-used	
#Units with bus/rail access	5
#Units with solar panels	
#Additional Attic/Roof Insulation	5
# of Properties	5



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Melbourne

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Melbourne	Local Government	\$ 655,768.80
Funding Source Name	Matching Funds	Funding Amount
Neighborhood Stabilization Program 3 (NSP3)	No	\$ 341,174.20
Program Income NSP3	No	\$ 314,594.60

Location Description:

Census Tract 644 - South Sarno EW
Census Tract 643.02 - Sarno North

Activity Description:

Staff will identify and inspect blighted, abandoned or foreclosed homes in the identified Area of Greatest Need (AGN) in order to determine the eligibility of those properties for purchase by qualified low income homebuyers (households earning no more than 50% of Area Median Income). Homebuyers will negotiate the purchase of identified homes directly with the seller, to be financed by the City using NSP3 funds under specific terms.

The City's Rehabilitation Specialist will perform inspections and write specifications for the rehabilitation work. Homeowners will then use the specifications developed by the Rehabilitation Specialist to solicit bids from contractors for the rehabilitation work. The City may issue a Request for Qualifications (RFQ) or Request for Proposals (RFP) for the purpose of establishing a list of qualified vendors (contractors, appraisers, inspectors, etc.) for homeowners to choose from.

This Activity is intended to assist credit-worthy purchasers by providing financing that has become difficult to obtain by low income households. Mortgage payments collected from participants will provide the City with income to fund additional CDBG eligible activities in the future.

In the event the City experiences difficulty in meeting expenditure deadlines using the homebuyer driven approach described above, then the City may issue an RFP or RFQ seeking Developers to purchase and rehabilitate properties in the AGN for the subsequent lease or sale to qualified low income households.

Project # / Title: 2 / Administrative Project

Grantee Activity Number: 3
Activity Title: Program Administration

Activity Type:

Administration

Project Number:

2

Projected Start Date:

Activity Status:

Under Way

Project Title:

Administrative Project

Projected End Date:



10/20/2010

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

07/07/2034

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 122,821.44

Other Funds: \$ 122,821.44

Total Funds: \$ 245,642.88

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Melbourne

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Melbourne

Organization Type

Local Government

Proposed Budget

\$ 195,798.00

Funding Source Name

Neighborhood Stabilization Program 3 (NSP3)

Program Income NSP3

Matching Funds

No

No

Funding Amount

\$ 66,171.22

\$ 56,650.22

Location Description:

City of Melbourne

Activity Description:

Planning activities which consist of all costs of data gathering, studies, analysis, and preparation of plans and the identification of actions that will implement such plans, as well as payment of reasonable administrative costs and carrying charges related to the planning and execution of NSP3 activities assisted in whole or in part with NSP3 funds provided. Program Administration also includes maintaining all levels of compliance with the NSP3 grant requirements such as reporting and drawdown of funds.



Action Plan Comments:

- Reviewer - Rejected - Grantee has not entered any projects or budget. LS 6/1/11
- Reviewer - The City of Melbourne's NSP3 DRGR Action Plan Submission is rejected, grantee must adjust budget to meet the 25% set aside requirement, and a project for admin must be created and the budget adjusted to include the existing admin activity. LS 6/21/11
- Reviewer - Plan rejected: Must remove admin activity from housing project and review performance measures under housing, it is inconsistent with total. LS 6/23/11
- Reviewer - Action Plan revision approved per the 8/16/2012 email from Sueann Thomaston. Total project budget corrected to reflect the City of Melbourne's NSP3 grant amount of \$1,257,986. Also, minor typo and spacing issues were corrected. Reviewed by: TT/ 8/16/2012
- Reviewer - Plan modification approved for an update to increase the estimated Program Income in the amount of \$1,500,000. LS 8/29/13
- Reviewer - Action Plan modifications approved for budget adjustments for estimated program income. LS 10/24/13
- Reviewer - Action Plan modification approved for budget adjustments for program income.
- Reviewer - Modification includes an increase to program income by \$300,000 for General and \$200,000 for LH Set-Aside. The Project End Date was also changed to 12/31/2015.
- Reviewer - Minor budget adjustments
- Reviewer - Modification to adjust program income budget.
- Reviewer - Modifications directed by TA provider for closeout as listed:
- * Activity Status for #1 was changed from "underway" to "complete"
 - * Environmental Assessment for #1 was changed from "underway" to "complete"
 - * Projected End Date for #1 and #2 was changed from "12/31/2015" to "12/31/2016"
 - * Location Description: added Census Tract 643.03 which is adjacent to our AGN but expands it to the north. This will provide more options if we acquire and rehab another home with the balance of our Program Income.
- Reviewer - Grantee making adjustments to close out.

Action Plan History

Version	Date
B-11-MN-12-0033 AP#1	01/30/2017
B-11-MN-12-0033 AP#2	01/10/2017
B-11-MN-12-0033 AP#3	11/04/2016
B-11-MN-12-0033 AP#4	02/20/2015
B-11-MN-12-0033 AP#5	02/09/2015
B-11-MN-12-0033 AP#6	01/22/2015
B-11-MN-12-0033 AP#7	11/20/2013



B-11-MN-12-0033 AP#8	10/24/2013
B-11-MN-12-0033 AP#9	08/29/2013
B-11-MN-12-0033 AP#10	08/16/2012
B-11-MN-12-0033 AP#11	06/29/2011

