

Action Plan

Grantee: Palm Beach County, FL

Grant: B-11-UN-12-0013

LOCCS Authorized Amount:	\$ 11,264,172.00
Grant Award Amount:	\$ 11,264,172.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 600,000.00
Total Budget:	\$ 11,864,172.00

Funding Sources

No Funding Sources Found

Narratives

Summary of Distribution and Uses of NSP Funds:

Palm Beach County will utilize the NSP3 allocation of \$11,264,172 to undertake eight (8) activities, as follow:

First and Second Mortgage Program (Category A-Financing Mechanism): \$6,507,712 will be utilized to provide first and/or second mortgages to homebuyers to acquire and rehabilitate foreclosed single-family housing units for owner-occupancy by LH and LMMI households. The activity will take place in Areas of Greatest need located in Palm Beach County (Target Areas A, B, C, D, E, F, and G).

Palm Beach County Housing Authority (Category B-Acquisition and Rehabilitation): \$1,023,945.83 will be provided to the Palm Beach County Housing Authority, acting as a subrecipient, to acquire and rehabilitate a multi family residential facility known as South Bay Villas for rental to 0-50% AMI households. The activity will be located in an Area of Greatest Need located in western Palm Beach County (Target Area E).

Neighborhood Renaissance-LH (Category B-Acquisition and Rehabilitation): \$44,822 will be provided to Neighborhood Renaissance, acting as subrecipient, for rehabilitation costs associated with three (3) foreclosed rental housing units.

Neighborhood Renaissance-LMMI (Category B-Acquisition and Rehabilitation): \$49,327 will be budgeted to Neighborhood Renaissance, acting as subrecipient, for rehabilitation costs associated with four (4) foreclosed rental housing units.

Westgate/Belvedere Homes-LH (Category B-Acquisition and Rehabilitation): funding in the amount of \$26,747.72 will be budgeted to Westgate/Belvedere Homes CRA, acting as a subrecipient, for rehabilitation costs associated with one (1) foreclosed single family housing unit.

Westgate/Belvedere Homes-LMMI (Category B-Acquisition and Rehabilitation): funding in the amount of \$25,786.59 is budgeted to Westgate/Belvedere Homes CRA, acting as a subrecipient, for rehabilitation costs associated with one (1) foreclosed single family housing unit.

Pahokee Housing Authority (Category E-Redevelopment): \$1,501,844.08 will be provided to the Pahokee Housng Authority, acting as a subrecipient, to construct 6 new rental housing units on vacant property at the Authority's McClure Village development. The activity will be located in an Area of Greatest Need located in the western area of Palm Beach County (Target Area E).

Program Administration: \$1,126,417 will be utilized by the County's Department of Housing and Community Development for general planning administrative expenses associated with the NSP3 Program.

Demolition: \$957,569.78 will be utilized to demolish at least 60 vacant and blighted structures in the Glades area of Palm Beach County. The activity will be located in an Area of Greatest Need located in the western area of Palm Beach County (Target Area E).



How Fund Use Addresses Market Conditions:

The percentage of homes financed by subprime mortgage related loans in the seven (7) Target Areas were obtained from the NSP-3 Mapping Tool, which utilizes Home Mortgage Disclosure Act (HMDA) Census Tract data on high cost and highly leveraged loans from 2004-2007 for the identified Target Areas. Between 20 percent to 46 percent of the homes within the identified Target Areas were financed by subprime mortgages (Target Area A: 14.69 percent; Target Area B: 18.4 percent; Target Area C: 26.7 percent; Target Area D: 20.4 percent; Target Area E: 54.0 percent; Target Area F: 33.0 percent; and Target Area G: 46.8 percent). This range represents a high number of potential foreclosures in the future, which HCD considered a major factor in identifying Areas of Greatest Need for NSP-3 funding.

The percentage of low-and very-low income households in the Target Areas were obtained utilizing the NSP-3 Mapping Tool. Because the average percent of households falling below 80% AMI for Target Area E (Glades Region) is very high (75 percent), and the market conditions are not optimal for home ownership, HCD determined this region would benefit from two multi-family rental programs. It was therefore determined that NSP-3 funds would be more effectively utilized to redevelop vacant property through the construction of multi-family rental units and the acquisition and rehabilitation of a large multi-family housing facility of approximately 50 units. These activities will increase the number of affordable rental units for eligible participants. Based on the fact that these activities will be carried out by Housing Authorities for their clients, they will be affordable. The other Target Areas exhibited higher income levels than Target E, and it was therefore decided that the population may be able to participate in a home ownership program, hence a First and Second Mortgage program was identified as beneficial to absorb foreclosed/REO property within these neighborhoods. The quick removal of 42 foreclosed single-family homes from the market will stabilize the housing market by arresting the decline in housing prices in the area.

Ensuring Continued Affordability:

In order to ensure continued affordability of all properties assisted with NSP-3 funds, an encumbrance will be placed on title to the property. This encumbrance will restrict the property's use to that specified by terms of the NSP-3 assistance and require the applicable affordability standards described above for an uninterrupted period of no less than twenty (20) years from the date of project completion for rental properties, and no less than fifteen (15) years for owner-occupied properties. The County may elect to require longer periods of affordability given the amount and type of assistance provided to a specific project. The aforementioned encumbrances will be required and enforced regardless of the amount or type of NSP-3 assistance provided and regardless of any mechanism by which the NSP-3 financial interest is secured.

Furthermore, if the housing does not continue to be the principal residence of the family for the duration of the period of affordability, the entire amount of the NSP-3 investment will be recaptured from the owner of the property.

The County will not participate with NSP-3 funds in a home purchase/sale when the resulting level of housing expense to the buyer is not affordable, and results in an unstable housing situation, potentially leading to foreclosure. In order to ensure affordability for each individual homebuyer assisted through NSP-3, in no instances shall the principal, interest, tax, insurance, and association fees (if any) exceed thirty-five percent (35%) of the homebuyer's annual household income.

Definition of Blighted Structure:

HCD accepts the definition of Blighted Structure within the "Notice of Formula Allocations and Program Requirements for Neighborhood Stabilization Program Formula Grants" for NSP-3 as "a structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety and public welfare." When encountering the need to determine whether a structure is blighted, HCD will comply with the definitions and requirements of Ordinance 2003-051, an Ordinance of the Board of County Commissioners of Palm Beach County known and cited as the Property Maintenance Code of Palm Beach County.

Definition of Affordable Rents:

When determining affordable rent for any occupant of rental property purchased with NSP-3 funds, Palm Beach County will utilize the following methodology:

A rent, including utilities, which does not exceed thirty percent (30%) of a household's gross income.

The County will, in its agreement(s) with the subrecipient(s), stipulate the methodology to be used and will conduct monitoring of initial tenants and any new tenants to ensure proper maintenance of the units and continued affordability.

Housing Rehabilitation/New Construction Standards:

In order to ensure continued affordability of all properties assisted with NSP-3 funds, an encumbrance will be placed on title to the property. This encumbrance will restrict the property's use to that specified by terms of the NSP-3 assistance and require the applicable affordability standards described above for an uninterrupted period of no less than twenty (20) years from the date of project completion for rental properties, and no less than fifteen (15) years for owner-occupied properties. The County may elect to require longer periods of affordability given the amount and type of assistance provided to a specific project. The aforementioned encumbrances will be required and enforced regardless of the amount or type of NSP-3 assistance provided and regardless of any mechanism by which the NSP-3 financial interest is secured.

Furthermore, if the housing does not continue to be the principal residence of the family for the duration of the period of affordability, the entire amount of the NSP-3 investment will be recaptured from the owner of the property.

The County will not participate with NSP-3 funds in a home purchase/sale when the resulting level of housing expense to the buyer is not affordable, and results in an unstable housing situation, potentially leading to foreclosure. In order to ensure affordability for each individual homebuyer assisted through NSP-3, in no instances shall the principal, interest, tax, insurance, and association fees (if any) exceed thirty-five percent (35%) of the homebuyer's annual household income.



Vicinity Hiring:

The First and Second Mortgage Program will comply with the vicinity hiring rules, as HCD will encourage all recipients of the NSP-3 funding, when faced with a choice between a qualified contractor/developer/job applicant located in the project area and a qualified contractor/developer/ job applicant from outside the project area, to select the qualified contractor/developer/ job applicant from inside the area.

For the Acquisition/Rehabilitation and Redevelopment activities, HCD will provide language in the subrecipient agreement stipulating that when faced with a choice between a qualified contractor/developer/job applicant located in the project area and a qualified contractor/developer/ job applicant from outside the project area, they should select the qualified contractor/developer/ job applicant from inside the area.

Procedures for Preferences for Affordable Rental Dev.:

The County's NSP3 Action Plan has budgeted \$2,531,967.33 for the development of affordable rental housing through Acquisition/Rehabilitation and Redevelopment activities to be undertaken by two local public housing authorities serving 0-50% AMI households.

Grantee Contact Information:

Jonathan B. Brown, Director
Department of Housing and Economic Sustainability
100 Australian Avenue, Suite 500
West Palm Beach, FL 33406

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance		<i>No activities in this project</i>
NS3-10	NSP3 Financing Mechanism	NS3-10	NSP3 First & Second Mortgage Program-LMMI
		NS3-11	NSP3 First & Second Mortgage Program-LH
NS3-20	NSP3 Acquisition & Rehabilitation	NS3-20	NSP3 PBC Housing Authority-South Bay Villas-LH
		NS3-21	Neighborhood Renaissance-LH
		NS3-22	Neighborhood Renaissance-LMMI
		NS3-23	Westgate/Belvedere Homes-LH
		NS3-24	Westgate/Belvedere Homes-LMMI
NS3-30	NSP3 Redevelopment	NS3-30	NSP3 Pahoee Housing Authority
NS3-40	NSP3 Administration	NS3-40	NSP3 Administration
NS3-50	NSP3 Demolition	NS3-50	NSP3 Demolition



Activities

Project # / Title: NS3-10 / NSP3 Financing Mechanism

Grantee Activity Number: NS3-10
Activity Title: NSP3 First & Second Mortgage Program-LMMI

Activity Type:

Acquisition - general

Project Number:

NS3-10

Projected Start Date:

03/11/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Activity Status:

Under Way

Project Title:

NSP3 Financing Mechanism

Projected End Date:

03/11/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 3,433,780.90

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 3,433,780.90

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
23		20	86.96
23		20	86.96

of Households

23

Proposed Accomplishments

of Singlefamily Units

Total

23

of Housing Units

23

of Properties

23



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Palm Beach County

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Palm Beach County	Local Government	\$ 3,433,780.90

Location Description:

Areas of Greatest Need located in eastern Palm Beach County and identified in the NSP3 application as Target Areas A, B, C, D, E, F, and G.

Activity Description:

Financing Mechanism: County provision of first and/or second mortgages to LMMI homebuyers for acquisition and rehabilitation of foreclosed single-family homes for owner occupancy.

The 30th Amendment to FY 2010-2011 Action Plan reduced the activity by \$50,000 from \$3,731,712.00 to a new budget amount of \$3,681,712.00. The number of units and beneficiaries is not changed. Funding from this activity went to Acquisition/Rehabilitation newly created activities, Neighborhood Renaissance (NS3-21 NS3-22) and Westgate/Belvedere Homes (NS3-23 and NS3-24).

The 33rd Amendment to FY 2010-2011 Action Plan reduced the budget for this activity by \$433,131.10, from \$3,681,712 to \$3,248,580.90. These funds were reprogrammed to the Financing Mechanism-LH activity. The total number of units and beneficiaries under this activity remains the same.

The 38th Amendment to FY 2010-2011 Action Plan increases the budget for this activity by \$100,000 from \$3,333,780.90 to \$3,433,780.90. Funding will come from program income and will be used for project delivery.

Environmental Assessment: UNDERWAY

Environmental Reviews: None



Grantee Activity Number: NS3-11
Activity Title: NSP3 First & Second Mortgage Program-LH

Activity Type:

Acquisition - general

Project Number:

NS3-10

Projected Start Date:

10/04/2012

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Activity Status:

Under Way

Project Title:

NSP3 Financing Mechanism

Projected End Date:

03/11/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 3,483,131.10

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 3,483,131.10

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	18			0.00
# of Households	18			0.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

18

18

18

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Palm Beach County

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Palm Beach County

Organization Type

Local Government

Proposed Budget

\$ 3,483,131.10



Location Description:

The activity will take place in Areas of Greatest Need located in Palm Beach County and identified as Target Areas A, B, C, D, E, F, and G.

Activity Description:

Financing Mechanism: County provision of first and/or second mortgages to LH homebuyers for acquisition and rehabilitation of foreclosed single-family homes for owner occupancy.

The 33rd Amendment to FY 2010-2011 Action Plan increased the budget for this activity by \$433,131.10, from \$2,826,000 to \$3,259,131.10. These funds were reallocated from the Financing Mechanism-LMMI activity. The total number of units and beneficiaries under this activity remains the same.

The 38th Amendment to FY 2010-2011 Action Plan increased the budget for this activity by \$100,000 from \$4,383,131.10 to \$4,483,131.10. Funding will come from program income.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Project # / Title: NS3-20 / NSP3 Acquisition & Rehabilitation

Grantee Activity Number: NS3-20
Activity Title: NSP3 PBC Housing Authority-South Bay Villas-LH

Activity Type:

Acquisition - general

Project Number:

NS3-20

Projected Start Date:

03/11/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Activity Status:

Under Way

Project Title:

NSP3 Acquisition & Rehabilitation

Projected End Date:

03/11/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,023,945.83

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,023,945.83

Benefit Report Type:



Area Benefit (Census)

Proposed Accomplishments	Total
# of Multifamily Units	65
# of Housing Units	65
# of Properties	1

LMI%:	
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Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Palm Beach County Housing Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Palm Beach County Housing Authority	Unknown	\$ 1,158,268.50

Location Description:

110 Harelle Drive, South Bay, FL 33493

Activity Description:

Acquisition and rehabilitation of a 65 unit multi-family residential property known as South Bay Villas by the Palm Beach County Housing Authority for affordable rental to LH households. 28th Amendment to the FY 2010-2011 Action Plan will decrease the amount available for Acquisition/Rehabilitation (NS3-20) by \$249,753 from \$1,408,021.50 to \$1,158,268.50. The reprogrammed amount will go toward NS3-50 (Demolition). The 29th Amendment to the FY 2010-2011 Action Plan will decrease the Acquisition/Rehabilitation (NS3-20) activity amount by \$134,322.67 from \$1,158,268.50 to \$1,023,945.83. The total number of units and beneficiaries for the activity will remain the same. The funds will be reprogrammed to the Glades Area Demolition (NS3-50) activity.

Environmental Assessment: UNDERWAY

Environmental Reviews: None



Grantee Activity Number: NS3-21
Activity Title: Neighborhood Renaissance-LH

Activity Type:
 Acquisition - general

Project Number:
 NS3-20

Projected Start Date:
 03/07/2014

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.

Activity Status:
 Under Way
Project Title:
 NSP3 Acquisition & Rehabilitation

Projected End Date:
 03/11/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 44,822.00
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 44,822.00

Benefit Report Type:
 Direct (Households)

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

Proposed Accomplishments	Total
# of Multifamily Units	3
# of Housing Units	3
# of Properties	1

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Neighborhood Renaissance, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Neighborhood Renaissance, Inc.	Unknown	\$ 44,822.00

Location Description:



The property is located at 4734 Gulfstream Road, unincorporated Palm Beach County. This property is within an NSP3 target area.

Activity Description:

Acquisition/rehabilitation of a six unit multi-family property, of which three (3) units will be leased to very low income eligible households.

Environmental Assessment: UNDERWAY

Environmental Reviews: None



Grantee Activity Number: NS3-22
Activity Title: Neighborhood Renaissance-LMMI

Activity Type:

Acquisition - general

Project Number:

NS3-20

Projected Start Date:

03/07/2014

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

Activity Status:

Under Way

Project Title:

NSP3 Acquisition & Rehabilitation

Projected End Date:

03/11/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 49,327.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 49,327.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
4		4	100.00

Proposed Accomplishments

of Singlefamily Units

of Multifamily Units

of Housing Units

of Properties

Total

1

3

4

2

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Neighborhood Renaissance, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Neighborhood Renaissance, Inc.

Organization Type

Unknown

Proposed Budget

\$ 49,327.00



Location Description:

The single family unit is located at 4490 Foss Road, in unincorporated Palm Beach County. The multi-family property is located at 4734 Gulfstream Road, in unincorporated Palm Beach County. All four (4) units are located within NSP3 eligible target areas.

Activity Description:

Acquisition/rehabilitation of one (1) single family unit and one (1) six unit multi-family property, of which three (3) units will be leased to LMMI income eligible households.

Environmental Assessment: UNDERWAY

Environmental Reviews: None



Grantee Activity Number: NS3-23
Activity Title: Westgate/Belvedere Homes-LH

Activity Type:
 Acquisition - general

Project Number:
 NS3-20

Projected Start Date:
 03/07/2014

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.

Activity Status:
 Under Way

Project Title:
 NSP3 Acquisition & Rehabilitation

Projected End Date:
 03/11/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 26,747.72

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 26,747.72

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries

Owner Households

of Households

Total	Low	Mod	Low/Mod%
1	1		100.00
1	1		100.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

1

1

1

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Westgate/Belvedere Homes CRA

Proposed budgets for organizations carrying out Activity:

Responsible Organization
 Westgate/Belvedere Homes CRA

Organization Type
 State Agency

Proposed Budget
 \$ 26,747.62



Location Description:

The property is located at 824 Dogwood Road, in unincorporated Palm Beach County. The property is within an eligible NSP3 target area.

Activity Description:

Acquisition/rehabilitation of one (1) single family property for resale to a very low income eligible household.

Environmental Assessment: UNDERWAY

Environmental Reviews: None



Grantee Activity Number: NS3-24
Activity Title: Westgate/Belvedere Homes-LMMI

Activity Type:

Acquisition - general

Project Number:

NS3-20

Projected Start Date:

03/07/2014

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

Activity Status:

Under Way

Project Title:

NSP3 Acquisition & Rehabilitation

Projected End Date:

03/11/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 25,786.59

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 25,786.59

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	1		1	100.00
# of Households	1		1	100.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

1

1

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Westgate/Belvedere Homes CRA

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Westgate/Belvedere Homes CRA

Organization Type

State Agency

Proposed Budget

\$ 25,786.59



Location Description:

The property is located at 820 Cherry Road, unincorporated Palm Beach County. It is within an eligible NSP3 target area.

Activity Description:

Acquisition/rehabilitation of one (1) single family property for resale to an LMMI income eligible household.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Project # / Title: NS3-30 / NSP3 Redevelopment

Grantee Activity Number: NS3-30
Activity Title: NSP3 Pahokee Housing Authority

Activity Type:

Construction of new housing

Project Number:

NS3-30

Projected Start Date:

03/11/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Activity Status:

Under Way

Project Title:

NSP3 Redevelopment

Projected End Date:

03/11/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,501,844.08

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,501,844.08

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

Total	Low	Mod	Low/Mod%
5	5		100.00



# of Households	5	5	100.00
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Proposed Accomplishments

Total

# of Multifamily Units	5
# of Housing Units	5
# ELI Households (0-30% AMI)	
#Units ζ other green	5
#Low flow showerheads	5
#Low flow toilets	5

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Pahokee Housing Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Pahokee Housing Authority

Organization Type

Unknown

Proposed Budget

\$ 1,508,021.50

Location Description:

Eisenhower Drive, McClure Village, Pahokee, FL 33476

Activity Description:

Redevelopment of vacant property for new construction of at least 5 rental housing units for affordable rental to LH households by the Pahokee Housing Authority.

Per the 30th Amendment to the FY 2010-2011 Action Plan, excess funds remaining for this activity in the amount of \$6,177.42 were reprogrammed to newly added Acquisition/Rehabilitation activities, Neighborhood Renaissance (NS3-21 and NS3-22) and Westgate/Belvedere Homes CRA (NS3-23 and NS3-24). The activity budget was decreased from \$1,508,021.50 to \$1,501,844.08. The project is complete and the original number of units redeveloped remains unchanged.

Environmental Assessment:

COMPLETED

Environmental Reviews: None

Project # / Title: NS3-40 / NSP3 Administration



Grantee Activity Number: NS3-40
Activity Title: NSP3 Administration

Activity Type:

Administration

Project Number:

NS3-40

Projected Start Date:

03/11/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Activity Status:

Under Way

Project Title:

NSP3 Administration

Projected End Date:

03/11/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,234,651.29

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,234,651.29

Benefit Report Type:

NA

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Palm Beach County

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Palm Beach County

Organization Type

Local Government

Proposed Budget

\$ 1,234,651.29

Location Description:

100 Australian Avenue, Suite 500, West Palm Beach, FL 33406

Activity Description:

Costs incurred by PBC Housing and Community Development in performing general planning and administrative tasks associated with the NSP3 Program.

The 33rd Amendment to FY 2010-2011 Action Plan increased the budget for this activity by \$18,858.04, from



\$1,126,417 to \$1,145,275.04. Funding for this budget increase is from program income. The 36th Amendment to FY 2010-11 Action Plan increased the budget for this activity by \$19,650.25, from \$1,145,275.04 to \$1,164,925.29. Additional funding for this activity is from program income generated by NSP3 activities. The 38th Amendment to FY 2010-2011 Action Plan increases the budget for this activity by \$69,726 from \$1,164,925.29 to \$1,234,651.29. Funding will come from program income.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Project # / Title: NS3-50 / NSP3 Demolition

Grantee Activity Number: NS3-50
Activity Title: NSP3 Demolition

Activity Type:

Clearance and Demolition

Project Number:

NS3-50

Projected Start Date:

10/04/2012

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Activity Status:

Under Way

Project Title:

NSP3 Demolition

Projected End Date:

03/11/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 957,569.78

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 957,569.78

Benefit Report Type:

Area Benefit (Census)

Proposed Beneficiaries

of Persons

Total	Low	Mod	Low/Mod%
23168	12351	4400	72.30



Proposed Accomplishments

Total

# of Singlefamily Units	60
# of Housing Units	60
# of Properties	60

LMI%:	72.3
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Activity is being carried out by Grantee:

Activity is being carried out through:

No

Organization carrying out Activity:

Palm Beach County

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Palm Beach County	Local Government	\$ 957,569.78

Location Description:

The activity will take place in an Area of Greatest Need as identified as Target Area E, which is located in the Glades Area of Western Palm Beach County, FL.

Activity Description:

Demolition (Category D) of vacant and blighted structures in the Glades Area.
 Per the 28th Amendment to the FY 2010-2011 Action Plan, the amount of available funds for demolition in the Glades Region will increase by \$249,753 from \$664,000 to \$913,753.
 Per the 29th Amendment to the FY 2010-2011 Action Plan, the amount of available funds for demolition in Glades Region will increase by an additional \$134,322.67 from \$913,753 to \$1,048,075.67. This is due to unforeseen asbestos inspection and abatement costs. The proposed total number of units remains the same at 60.
 Per the 30th Amendment to the FY 2010-2011 Action Plan, the amount of funds for demolition will decrease by \$90,505.89 from \$1,048,075.67 to a new total of \$957,569.78. The number of units to be demolished remains unchanged.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Action Plan Comments:

Reviewer - The Action Plan submitted in DRGR is consistent with the application for NSP funding. NSP3 DRGR Action Plan Checklist has been completed and NSP rep recommend unblocking for this NSP3 grantee. (EF)

- Reviewer - No changes were made. EF
- Reviewer - PBC was allocated a total amount of \$11,264,172 for its NSP3 program. Up to date the County has drawn .26% of its funds and has been identified as slow spenders. The County submitted to the FO a substantial amendment and an additional amendment to revise the scope of the Acq/Rehab activity. These amendments consist of the following changes:
- 15th Amendment to FY 2010-2011: (substantial change)
- ¿ Seven Areas of Greatest Need were expanded to increase the number of available abandoned and foreclosed housing units available to prospective buyers.
 - ¿ Demolition was added as a new activity (NS3-50) in the amount of \$500,000 to allow for the removal of vacant blighted structures in the Glades Area of Palm Beach County.
 - ¿ Financing Mechanism-LMMI (NS3-10) was reduced by \$500,000 and expanded to include a new LH category. Therefore LMMI is now allocated LMMI- \$3,831,712 and the LH \$2,990,000).
- 16th Amendment to FY 2010-2011: (regular amendment)
- ¿ Acquisition and Rehabilitation (NS3-20) was changed to reflect the proposed acquisition and rehabilitation of a 65 unit multi-family facility located in South Bay, FL. The number of units increased from 6 to 65 with no change to the budget amount.
 - ¿ Total units under NSP-3 increased from 57 to 173.
- Public Notices was posted on Palm Beach Post to allow citizen participation comment period. (EF)
- Reviewer - PBC was allocated a total amount of \$11,264,172 for its NSP3 program. Up to date the County has drawn 2.47% of its funds and has been identified as slow spenders. A Warning Expenditure Letter was sent to the County on January 9, 2013. The County submitted to the FO a substantial amendment which consist of the following changes: The 17th Amendment to the FY 2010-11 Action Plan proposed a reduction of the Financing Mechanism Activity (LMMI category) budget by \$100,000 for a revised total activity budget of \$6,721,712, resulting in a decrease by one in total number of projected units. The amendment increased the Redevelopment Activity budget by \$100,000 for the redevelopment of multi-family rental units located at McClure Village, Pahokee, Florida. The revised budget amount for redevelopment would total \$1,508,021.50. Public Notices was posted on Palm Beach Post to allow citizen participation comment period. (Eli Fernandez) January 22, 2013.
- Reviewer - The County submitted to FO its 21st Amendment to the NSP3 program which consist of the fololowing changes:
- ¿ The County reprogrammed \$164,000 from the LH Finance Mechanism Program (NS3-11) and allocated it to the Demolition Program (NS3-50). This action decreased NS3-11 (LH) budget from \$2,990,000 to \$2,826,000 and increased NS3-50 from \$500,000 to \$664,000. Pu7blic Notice was posted on April 9, 2013 to allow citizen participation coment period. (Eli fernandez) June 4, 2013.
- Reviewer - Palm Beach County re-categorized its Demolition activity (NS3-50) from a direct benefit activity to an area benefit activity that was entered by error in the action plan. (Eli Fernandez) July 16, 2013.
- Reviewer - The amendment allows for budget adjustments to reflect the estimated costs for two activities. The NS3-20 (Acquisition/Rehabilitation) budget was reduced by \$249,753, from \$1,408,021.50 to \$1,158,268.50 and the NS3-50 (Demolition) budget was increased by \$249,753, from \$664,000 to \$913,753. Changes will have no effect on the number of beneficiaries or units of housing assisted. DT 1/9/2014
- Reviewer - Actions taken by Palm Beach County have correctly followed citizen participation requirements and activities budgets are changed to reflect the latest program information. DT 3/9/14. There is no negative impact on the overall beneficiaries to assisted. In fact there is an increase in the number of beneficiaries with the new activities which have been created. DT 3/9/14
- Reviewer - This Action Plan amendment was done solely to adjust the amount of program income the grant has generated. DT 9/30/2014
- Reviewer - The only change for the 36 amendment is in administration which remains below 10% budget limit. DT 10/21/2016

Action Plan History

Version	Date
B-11-UN-12-0013 AP#1	05/14/2011
B-11-UN-12-0013 AP#2	02/28/2012
B-11-UN-12-0013 AP#3	10/26/2012
B-11-UN-12-0013 AP#4	01/22/2013
B-11-UN-12-0013 AP#5	06/04/2013
B-11-UN-12-0013 AP#6	07/16/2013
B-11-UN-12-0013 AP#7	01/09/2014
B-11-UN-12-0013 AP#8	01/15/2014
B-11-UN-12-0013 AP#9	03/09/2014
B-11-UN-12-0013 AP#10	09/30/2014
B-11-UN-12-0013 AP#11	12/19/2014
B-11-UN-12-0013 AP#12	07/27/2015
B-11-UN-12-0013 AP#13	01/27/2016
B-11-UN-12-0013 AP#14	10/21/2016
B-11-UN-12-0013 AP#15	07/27/2018

