

# Action Plan

**Grantee:** Plantation, FL

**Grant:** B-11-MN-12-0023

---

<b>LOCCS Authorized Amount:</b>	\$ 1,216,427.00
<b>Grant Award Amount:</b>	\$ 1,216,427.00
<b>Status:</b>	Reviewed and Approved
<b>Estimated PI/RL Funds:</b>	\$ 519,505.00
<b>Total Budget:</b>	\$ 1,735,932.00

---

## Funding Sources

Funding Source	Funding Type
HOME	Other Federal Funds

## Narratives

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

The neighborhood(s) identified by the NSP 3 grantee as being the area(s) of greatest need must have an individual or average combined NSP3 index score of 17 or greater. Because of the limited funds available between NSP3 and potential NSP1 program income, the City has redefined its initial NSP target area to address this requirement.

The City used NSP1 funds to address 10 units within its NSP1 target area. Among those 10 units, 6 were purchased by moderate to middle income households. The remaining 4 were/are rehabilitated by the City for rental to low income households and resale to moderate to middle income households.

The City mapped its NSP1 assisted properties and used this data as a starting point for identifying potential NSP3 target areas. Since all of the NSP1 assisted units were purchased after July 2009, which the NSP 3 Mapping tool uses to estimate target area impact, those REO units are being counted toward addressing the percentage of the units within the target area identified for NSP3.

The City's NSP3 award, potential NSP1 program income, and average subsidy likely needed, were used to calculate how many units could be addressed and ultimately determined the size of the NSP3 area.

The City's NSP3 target area is bordered by University Drive to the west, city limits to the north, State Road 7 to the east, Peters Road to the south, East Tropical Way to the west and Broward Boulevard to the south.

This area is located within Census Tract 0608 block groups 1, 2, 3, 4, 5, and 6; Census Tract 0605 block group 1; Census Tract 0606 block groups 1, 2, and 3; and Census Tract 0607 block groups 1, 2, and 3.

The proposed NSP3 target area consists of 11,474 housing units and has a NSP3 score of 19.24, which is .76 below the highest score attainable. Between 2004 and 2007, the area had 5,843 new mortgages. There were 651 foreclosure starts in the past 12 months and 195 foreclosures between July 2009 and June 2010. According to the HUD NSP mapping tool, a total of 133 properties need to be assisted in the area to address 20% of the REO properties and have a visible impact.

The City facilitated the acquisition and rehabilitation of 10 properties in the NSP3 area between July 2009 and December 2010. It proposes to address approximately 4 more properties in this area with its NSP3 funding.

Current market analysis was used to assess the current REO inventory as well as future delinquencies in this area.

### How Fund Use Addresses Market Conditions:

The City of Plantation utilized HUD's NSP mapping tool to assess potential NSP areas. The information generated from HUD's mapping tool included data from the United States Postal Service, HMDA data on high cost and high leveraged loans, Bureau of Labor Statistics data on unemployment, and FHFA data on house price change to determine delinquency rate for the area. The predicted serious delinquency rate, determined by HUD, takes into account data on foreclosure starts (from the Mortgage Bankers Association) and REOs (from RealtyTrac).

The City also conducted a current market analysis, which included an assessment of data gathered from the National Community Stabilization Trust, HUDuser.org's regional and market economic analysis, NSP1 performance data, as well as the input from local real estate and housing professionals.

Utilizing the information gathered from this market condition analysis, the City will utilize the funding to continue its vastly successful acquisition/rehabilitation program which started under NSP1. This approach allows for addressing maximum neighborhood need. As approximately half of the City's housing consists of condominiums, the City is proposing a condominium acquisition/rehabilitation program.



### Ensuring Continued Affordability:

The City will utilize its HOME purchase assistance program to place low to moderate income persons in the NSP acquired homes. Through this program, participants are required to sign a 30 year mortgage, and will provide up to \$35,000 to eligible purchasers throughout the affordability period which exceeds the HOME guidelines of 20 years.

### Definition of Blighted Structure:

Any structure unfit for use, habitation, or dangerous to persons or other property. In addition, a structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare. This includes structures showing evidence of physical decay or neglect, excessive use, or lack of maintenance.

### Definition of Affordable Rents:

The maximum Affordable Rents shall not exceed the Fair Market Rents (FMR) as published annually by the U.S. Department of Housing and Urban Development for the Ft. Lauderdale Metropolitan Statistical Area (MSA). The current rents are listed below:

	Efficiency	1 Bed	2 Bed	3 Bed	4 Bed
FMR	\$956	\$1,069	\$1,285	\$1,777	\$2,256

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

Individual rents will be based on 30% of each household's gross income and shall not exceed the Fair Market Rents mentioned previously.

### Housing Rehabilitation/New Construction Standards:

The City will conduct minor home repair and follow its local building code to make sure that the housing unit is decent, safe and habitable. The City of Plantation will provide the following Green Initiatives while rehabilitating each home:

- Light fixtures, ceiling fans & light bulbs:
  - The only light fixtures to be installed will be fluorescent tube. When we have other lighting, both interior and exterior spots, we will be using compact florescent fixtures.
  - Ceiling Fans will be Hunter high efficiency type.
- All appliances will be Energy Star rated, including hot water heaters.
- Paint Sherwin Williams Green Guard Systems, or an equivalent.
- The only insulation used will be for the attics, and will be Cellulose blown-in insulation using a lot of post consumer products.
- All plumbing fixtures will have water restrictors and toilets will be low demand usage.
- Air conditioning units will be seer 16, or another equivalent.
- Rain sensors are specified with the lawn sprinkler system.
- Gutters that provide rain water to be recycled, there are 2 options, both are as follows and will be included where possible:
  - Storage cistern is one method to store water for future use for landscaping, car washing or other similar uses using grey water. This would require a pump and power. The tank size can go from 55gal up.
  - The second option is to create a large drywell below grade to dump the rain water so it permeates in to the ground. This option helps by eliminating draining water off the property into the local storm system, lakes, etc. The purpose is to reduce pollutants from entering the runoff into the water system
- Other items of building green being built in:
  - Carpet and adhesive come from the green family of Shaw carpet mills.

### Vicinity Hiring:

To the maximum best of its ability, the City will assure that contractors provide for the hiring of employees who reside in the vicinity of the project funded under this section or contract with small businesses that are owned and operated by persons residing in the vicinity of such projects target area. The City includes language in all of its contracts and agreements involving local hiring on construction and rehabilitation projects. This language is included in its current developer agreement with the non-profit organization, Broward Alliance for Neighborhood Development (BAND) which is the developer on this project.

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

The City of Plantation will be utilizing 25% of its allotted \$1,216,427 for acquisition and rehabilitation of properties for rental to low income families. As the City does not have additional funding or capacity for this type of activity, it has no intent to expand the program beyond that included in this program. The Urban League of Broward County will be responsible for management of these properties and will report periodically. All income certification, rent collection, maintenance and other related activities will be carried out by the Urban League.

### Grantee Contact Information:

Patrick Haggerty  
phaggerty@plantation.org  
954-797-2656



## Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
1	Acquisition	1	Acquisition for resale
		2	Acquisition for rental LH25%
2	Rehabilitation	3	Rehabilitation for resale
		4	Rehabilitation for rental LH25%
3	Administration	5	Program Administration
9999	Restricted Balance		<i>No activities in this project</i>

## Activities



**Grantee Activity Number:** 1  
**Activity Title:** Acquisition for resale

**Activity Type:**  
 Acquisition - general

**Project Number:**  
 1

**Projected Start Date:**  
 03/08/2011

**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

**Projected End Date:**  
 03/08/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 623,307.80

**Other Funds Total:** \$ 105,000.00

**Total Funds Amount:** \$ 728,307.80

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	3
# of Housing Units	3
# of Parcels acquired voluntarily	
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of buildings (non-residential)	
# of Properties	3

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

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 BAND

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

Responsible Organization	Organization Type	Proposed
BAND	Unknown	\$ 474,406.80



**Funding Source Name****Matching Funds****Funding Amount**

HOME

No

\$ 105,000.00

**Location Description:**

The City's NSP3 target area is bordered by University Drive to the west, city limits to the north, State Road 7 to the east, Peters Road to the south, East Tropical Way to the west and Broward Boulevard to the south.

This area is located within Census Tract 0608 block groups 1, 2, 3, 4, 5, and 6; Census Tract 0605 block group 1; Census Tract 0606 block groups 1, 2, and 3; and Census Tract 0607 block groups 1, 2, and 3.

The proposed NSP3 target area consists of 11,474 housing units and has a NSP3 score of 19.24, which is .76 below the highest score attainable. Between 2004 and 2007, the area had 5,843 new mortgages. There were 651 foreclosure starts in the past 12 months and 195 foreclosures between July 2009 and June 2010. According to the HUD NSP mapping tool, a total of 133 properties need to be assisted in the area to address 20% of the REO properties and have a visible impact.

The City facilitated the acquisition and rehabilitation of 10 properties in the NSP3 area between July 2009 and December 2010. It proposes to address approximately 4 more properties in this area with its NSP3 funding.

**Activity Description:**

The City, through a non-profit organization, will work with lenders to acquire homes that have been foreclosed and are on the lender's or investor's current inventory.

The City will provide funding at 0% interest for BAND to acquire the properties. The City will also provide funding for the rehabilitation of the property at 0% interest for one year, if sold to an eligible homebuyer after rehabilitation. The City will limit the number of properties that the Housing Partners can obtain based on their capacity. The City will notify approved Housing Partners of the homes to be acquired and limit the number that can be acquired by any one agency based on their capacity.

Single family units assisted under this activity will have a recorded mortgage.

The City is proposing a pilot project whereby assistance will be provided to potential homebuyers to purchase financially viable condominium units. The City will work with a consultant to first assess the physical and financial stability of the overall condominium community. The City is proposing to set aside approximately 25% of this overall activity funding, or approximately \$197,670, to undertake this pilot project. Under this project, the City would provide the mortgage costs for the purchase of the property and rehabilitation of the property as well as any current or pending assessments before the homeowners move in. A 30 year mortgage would be made to the homeowner and the City, would hire a consultant which would service the mortgage.

For single family homes that are acquired and subsequently sold, the City may leave a portion of the NSP acquisition funds behind in the form of a soft-second, 0% deferred payment loan to the income eligible household. The amount of assistance that will be left behind as a deferred payment loan up to \$35,000. As long as the borrower/owner maintains the property as their principal homestead residence during the period of affordability, the loan will remain deferred.

Program income received from the sale or rental of assisted units will be recycled for eligible NSP activities. Any program income generated by the sale, rental, redevelopment, rehabilitation, or any other eligible use that is in excess of the cost to acquire and redevelop (including reasonable development fees) shall be used in accordance with applicable regulations.

The City will allow and pay for development fees that are fair and reasonable as part of the acquisition and rehabilitation process. Development fees and other soft/project related costs associated with the acquisition and rehabilitation shall be considered "Program Delivery" type costs and will be charged to the individual projects assisted.

All housing acquired through this program must meet all local building codes (including the South Florida Building Code) and ordinances pertaining to providing housing that is decent, safe, sanitary and fit for habitation.

Individual Transactions - If an abandoned or foreclosed-upon home or residential property is to be sold to an individual as a primary residence, no profit may be earned on such sale.



**Grantee Activity Number:** 2  
**Activity Title:** Acquisition for rental LH25%

**Activity Type:**  
 Acquisition - general

**Activity Status:**  
 Under Way

**Project Number:**  
 1

**Project Title:**  
 Acquisition

**Projected Start Date:**  
 03/08/2011

**Projected End Date:**  
 04/08/2014

**Project Draw Block by HUD:**  
 Not Blocked

**Project Draw Block Date by HUD:**

**Activity Draw Block by HUD:**  
 Not Blocked

**Activity Draw Block Date by HUD:**

**Block Drawdown By Grantee:**  
 Not Blocked

**Total Budget:** \$ 219,591.80

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

**Other Funds Total:** \$ 0.00

**Total Funds Amount:** \$ 219,591.80

**Environmental Assessment:**  
 COMPLETED

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

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Housing Units	1
# of Parcels acquired voluntarily	
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of buildings (non-residential)	
# of Properties	1

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

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 BAND

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

Responsible Organization	Organization Type	Proposed
BAND	Unknown	\$ 182,464.20



**Location Description:**

The City's NSP3 target area is bordered by University Drive to the west, city limits to the north, State Road 7 to the east, Peters Road to the south, East Tropical Way to the west and Broward Boulevard to the south.

This area is located within Census Tract 0608 block groups 1, 2, 3, 4, 5, and 6; Census Tract 0605 block group 1; Census Tract 0606 block groups 1, 2, and 3; and Census Tract 0607 block groups 1, 2, and 3.

The proposed NSP3 target area consists of 11,474 housing units and has a NSP3 score of 19.24, which is .76 below the highest score attainable. Between 2004 and 2007, the area had 5,843 new mortgages. There were 651 foreclosure starts in the past 12 months and 195 foreclosures between July 2009 and June 2010. According to the HUD NSP mapping tool, a total of 133 properties need to be assisted in the area to address 20% of the REO properties and have a visible impact.

The City facilitated the acquisition and rehabilitation of 10 properties in the NSP3 area between July 2009 and December 2010. It proposes to address approximately 4 more properties in this area with its NSP3 funding.

**Activity Description:**

The City, through BAND, will work with lenders to acquire homes that have been foreclosed and are on the lender's or investor's current inventory.

After the City develops a listing of negotiated available lender owned properties, BAND will be provided listings of available properties in the targeted area identified by the City. BAND will acquire the properties. The City will limit the number of properties that BAND can obtain based on their capacity.

BAND will acquire foreclosed properties and redevelop them for rental. The rental properties will be managed by the Urban League, they will be required to assure that the properties remain affordable through the program for at least the term of the agreement. The City will ensure a 20 year affordability period, which meets the minimum HOME affordability requirement, through a deed restriction with the not-for-profit organization.

Any program income generated by the sale, rental, redevelopment, rehabilitation, or any other eligible use that is in excess of the cost to acquire and redevelop (including reasonable development fees) shall be used in accordance with applicable regulations.

**Grantee Activity Number:** 3  
**Activity Title:** Rehabilitation for resale

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

**Project Number:**  
 2

**Projected Start Date:**  
 03/08/2011

**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:**  
 Rehabilitation

**Projected End Date:**  
 03/08/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 466,172.20

**Other Funds Total:** \$ 0.00

**Total Funds Amount:** \$ 466,172.20

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	3
# of Housing Units	3
#Low flow showerheads	6
#Low flow toilets	6
#Dishwashers replaced	3
#Clothes washers replaced	3
#Refrigerators replaced	3
#Light fixtures (outdoors) replaced	9
#Light Fixtures (indoors) replaced	24
#Replaced hot water heaters	3
#Replaced thermostats	3
#Efficient AC added/replaced	3
#Additional Attic/Roof Insulation	3
# of Properties	3





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

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

BAND

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

Responsible Organization	Organization Type	Proposed
BAND	Unknown	\$ 316,271.20

**Location Description:**

The City’s NSP3 target area is bordered by University Drive to the west, city limits to the north, State Road 7 to the east, Peters Road to the south, East Tropical Way to the west and Broward Boulevard to the south. This area is located within Census Tract 0608 block groups 1, 2, 3, 4, 5, and 6; Census Tract 0605 block group 1; Census Tract 0606 block groups 1, 2, and 3; and Census Tract 0607 block groups 1, 2, and 3. The proposed NSP3 target area consists of 11,474 housing units and has a NSP3 score of 19.24, which is .76 below the highest score attainable. Between 2004 and 2007, the area had 5,843 new mortgages. There were 651 foreclosure starts in the past 12 months and 195 foreclosures between July 2009 and June 2010. According to the HUD NSP mapping tool, a total of 133 properties need to be assisted in the area to address 20% of the REO properties and have a visible impact. The City facilitated the acquisition and rehabilitation of 10 properties in the NSP3 area between July 2009 and December 2010. It proposes to address approximately 4 more properties in this area with its NSP3 funding.

**Activity Description:**

The NSP program will rehabilitate single family residential properties. Costs of the rehabilitation can include labor, materials, supplies, permits, lead paint assessment, abatement and clearance, barrier removal, energy efficient measures, asbestos removal and program delivery. Rehabilitation projects involving one or more units in a multi-unit building owned as a condominium, will be limited to the particular unit(s) and will not involve rehabilitation of portions of the property that are held in common ownership. Housing units acquired through the use of NSP funds will require rehabilitation in most cases. The City will provide NSP funds for housing rehabilitation to bring the housing units up to the City’s Minimum Housing Code. Funding will be provided through a secured lien on the property at 0% interest. Program income received from the sale or rental of assisted units will be recycled for eligible NSP activities. Any program income generated by the sale, rental, redevelopment, rehabilitation, or any other eligible use that is in excess of the cost to acquire and redevelop (including reasonable development fees) shall be used in accordance with applicable regulations. The City will allow and pay for development fees that are fair and reasonable as part of the acquisition and rehabilitation process. Development fees and other soft/project related costs associated with the acquisition and rehabilitation shall be considered “Program Delivery” type costs and will be charged to the individual projects assisted. All housing acquired through this program must meet all local building codes (including the South Florida Building Code) and ordinances pertaining to providing housing that is decent, safe, sanitary and fit for habitation.



**Grantee Activity Number:** 4  
**Activity Title:** Rehabilitation for rental LH25%

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

**Activity Status:**  
 Under Way

**Project Number:**  
 2

**Project Title:**  
 Rehabilitation

**Projected Start Date:**  
 03/08/2011

**Projected End Date:**  
 03/08/2014

**Project Draw Block by HUD:**  
 Not Blocked

**Project Draw Block Date by HUD:**

**Activity Draw Block by HUD:**  
 Not Blocked

**Activity Draw Block Date by HUD:**

**Block Drawdown By Grantee:**  
 Not Blocked

**Total Budget:** \$ 239,317.20

**Other Funds Total:** \$ 0.00

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

**Total Funds Amount:** \$ 239,317.20

**Environmental Assessment:**  
 COMPLETED

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

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Housing Units	1
# ELI Households (0-30% AMI)	
#Low flow showerheads	2
#Low flow toilets	2
#Dishwashers replaced	1
#Clothes washers replaced	1
#Refrigerators replaced	1
#Light fixtures (outdoors) replaced	3
#Light Fixtures (indoors) replaced	8
#Replaced hot water heaters	1
#Replaced thermostats	1
#Efficient AC added/replaced	1
#Additional Attic/Roof Insulation	1
# of Properties	1



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

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

BAND

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

Responsible Organization	Organization Type	Proposed
BAND	Unknown	\$ 121,642.80

**Location Description:**

The City’s NSP3 target area is bordered by University Drive to the west, city limits to the north, State Road 7 to the east, Peters Road to the south, East Tropical Way to the west and Broward Boulevard to the south. This area is located within Census Tract 0608 block groups 1, 2, 3, 4, 5, and 6; Census Tract 0605 block group 1; Census Tract 0606 block groups 1, 2, and 3; and Census Tract 0607 block groups 1, 2, and 3. The proposed NSP3 target area consists of 11,474 housing units and has a NSP3 score of 19.24, which is .76 below the highest score attainable. Between 2004 and 2007, the area had 5,843 new mortgages. There were 651 foreclosure starts in the past 12 months and 195 foreclosures between July 2009 and June 2010. According to the HUD NSP mapping tool, a total of 133 properties need to be assisted in the area to address 20% of the REO properties and have a visible impact. The City facilitated the acquisition and rehabilitation of 10 properties in the NSP3 area between July 2009 and December 2010. It proposes to address approximately 4 more properties in this area with its NSP3 funding.

**Activity Description:**

The NSP program will rehabilitate single family residential properties. Costs of the rehabilitation can include labor, materials, supplies, permits, lead paint assessment, abatement and clearance, barrier removal, energy efficient measures, asbestos removal and program delivery. Rehabilitation projects involving one or more units in a multi-unit building owned as a condominium, will be limited to the particular unit(s) and will not involve rehabilitation of portions of the property that are held in common ownership. Housing units acquired through the use of NSP funds will require rehabilitation in most cases. The City will provide NSP funds for housing rehabilitation to bring the housing units up to the City’s Minimum Housing Code. Funding will be provided through a secured lien on the property at 0% interest. Program income received from the sale or rental of assisted units will be recycled for eligible NSP activities. Any program income generated by the sale, rental, redevelopment, rehabilitation, or any other eligible use that is in excess of the cost to acquire and redevelop (including reasonable development fees) shall be used in accordance with applicable regulations. The City will allow and pay for development fees that are fair and reasonable as part of the acquisition and rehabilitation process. Development fees and other soft/project related costs associated with the acquisition and rehabilitation shall be considered “Program Delivery” type costs and will be charged to the individual projects assisted. All housing acquired through this program must meet all local building codes (including the South Florida Building Code) and ordinances pertaining to providing housing that is decent, safe, sanitary and fit for habitation.



**Grantee Activity Number:** 5  
**Activity Title:** Program Administration

**Activity Type:**

Administration

**Project Number:**

3

**Projected Start Date:**

03/08/2011

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

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

**Environmental Assessment:**

EXEMPT

**Benefit Report Type:**

NA

**Activity Status:**

Under Way

**Project Title:**

Administration

**Projected End Date:**

03/08/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 187,543.00

**Other Funds Total:** \$ 0.00

**Total Funds Amount:** \$ 187,543.00

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

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Plantation

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

Responsible Organization	Organization Type	Proposed
City of Plantation	Unknown	\$ 121,642.00

**Location Description:**

The City's NSP3 target area is bordered by University Drive to the west, city limits to the north, State Road 7 to the east, Peters Road to the south, East Tropical Way to the west and Broward Boulevard to the south. This area is located within Census Tract 0608 block groups 1, 2, 3, 4, 5, and 6; Census Tract 0605 block group 1; Census Tract 0606 block groups 1, 2, and 3; and Census Tract 0607 block groups 1, 2, and 3. The proposed NSP3 target area consists of 11,474 housing units and has a NSP3 score of 19.24, which is .76 below the highest score attainable. Between 2004 and 2007, the area had 5,843 new mortgages. There were 651 foreclosure starts in the past 12 months and 195 foreclosures between July 2009 and June 2010. According to the HUD NSP mapping tool, a total of 133 properties need to be assisted in the area to address 20% of the REO properties and have a visible impact. The City facilitated the acquisition and rehabilitation of 10 properties in the NSP3 area between July 2009 and December 2010. It proposes to address approximately 4 more properties in this area with its NSP3 funding.



**Activity Description:**

NSP regulation provides a maximum of 10% of an NSP allocation to be utilized for planning and administrative costs related to overseeing the program, reporting and other general administrative activities. The administration of the program will be administered by the City.

---

**Action Plan Comments:**

Reviewer - The City has been an good performer with the NSP 1 Program and NSP 3 is a good compliment to the City's plans in its target areas.

**Action Plan History**

Version	Date
B-11-MN-12-0023 AP#1	04/07/2011
B-11-MN-12-0023 AP#2	12/02/2013
B-11-MN-12-0023 AP#3	12/16/2013
B-11-MN-12-0023 AP#4	07/03/2012
B-11-MN-12-0023 AP#5	01/04/2012

