

Action Plan

Grantee: Polk County, FL

Grant: B-11-UN-12-0016

LOCCS Authorized Amount:	\$ 5,443,116.00
Grant Award Amount:	\$ 5,443,116.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 3,353,968.66
Total Budget:	\$ 8,797,084.66

Funding Sources

No Funding Sources Found

Narratives

Summary of Distribution and Uses of NSP Funds:

NSP3 Action Plan Amendment #2 - Adding additional target areas:

Polk County, like much of Florida, is facing the challenge of competing with outside investors for foreclosed and abandoned properties. Homes that were relatively easy to obtain in the early years of the NSP program are quickly disappearing because of the investors. Also, the courts have become inundated with foreclosure filings that peaked in Polk County in 2009 with over 10,000 filed. In addition to the nearly 19,000 foreclosures filed from 2009 to 2010, approximately 3,650 new filings were made in 2011. It is anticipated that these filings will continue to flood the market with foreclosed units. The slow processing of foreclosure filings and listing of REO properties could have a significant impact on the grantee's ability to acquire and rehabilitate units, if relegated to a single small area.

A recent review of available REO properties reveals there are not enough REO units available in small neighborhoods. Therefore Polk County is requesting HUD consider granting Polk County HND a waiver to allow larger areas in which to use NSP3 program funds. All areas have high needs risk scores with an overall average score of 19.59 (see project summary information). We are proposing to expand the NSP3 program more than target one area in order to prevent having to obtain several substantial amendments, should the need to find a new target area arise, due to the current housing market. Proposed communities include Poinciana, Davenport, Haines City, Jan Phyl Village, Crystal Lake, Combee, and Wabash.

Action Plan amendment #2 for the NSP3 funds added additional target areas: Poinciana # 1- C.R. 580 to the Polk County Line – CT 125.03, Poinciana #2 - Lake Marion Drive North of Pine Street - CT 141.01, Poinciana # 3 - South of Pine Street to Lake Hatchineha Road - CT 141.01, Davenport/Haines City Area – CT -124, 125, 126, 127, and 128.00, Crystal Lake Area of Lakeland – CT 103.00 , 117.04, 117.31 and 118.00, Jan Phyl Village – Winter Haven Area – CT 138.02, Wabash Hwy 92 Area of Lakeland to Old Tampa Hwy – CT 120.02, South Wabash Area of Lakeland to Ariana Street – CT 109 and are estimated at \$5,443,116.00. Based on the HUD mapping tool data the area of greatest need falls within these areas of Polk County.

In order to stabilize NSP3 targeted neighborhoods and assist buyers who do not currently own a home, Polk County Housing and Neighborhood Development Division plans to purchase and rehabilitate twenty-three (23) units to provide homeownership opportunities for eligible low, moderate and middle income households.

In order to meet our goal to provide safe, affordable rental housing in the areas of greatest need, Polk County anticipates acquiring and rehabilitating twenty (20) rental units for low income renters whose incomes do not exceed 50% of the area median income.

Demolition of blighted structures and Redevelopment/constructon of new housing units is planned for the targeted areas of greatest need. It is anticipated that five (5) blighted units will be demolished and five (5) units constructed during the grant



period.

The activities are outlined in greater detail under the activities portion of the Action Plan.

How Fund Use Addresses Market Conditions:

Polk County HND used the HUD mapping tool to assess areas for use of NSP-3 funds. Staff also relied on economic data from the Central Florida Development Council of Polk County. The Polk County Economic Barometer examined unemployment rates, home sales, building, permits and other indicators of economic conditions in the Polk County market. The Economic Barometer includes data from the local realtor's associations, permitting offices and other agencies. In addition to using the mapping tool and CDFC economic barometer report, staff examined the high risk areas previously identified for the NSP-1 eligibility in an effort to build on the momentum established by the NSP -1 program. Staff also conducted site visits the area.

The data reveals that Polk County has a unemployment rate 13.3% as of November 2010. There were approximately 36,352 unemployed workers for the same time period. New construction of single-family homes was also down; only 30 single family permits were issued in November 2010, which represents the lowest total for any month since 1976. Over 9,000 foreclosures were filed in Polk County last year. When examining the current sales rate of existing homes, there is approximately 13.7 months of inventory on the market. Existing home sales are increasing however; 4,266 were sold in 2010. This is an increase of 100 homes when compared to 2009 existing home sales countywide. There is also a need for access to affordable rental housing in the County, as, there was a loss of affordable housing units during the 2004 Hurricane Season. Area renters have also been adversely affected by the high rates of foreclosure and unemployment in Polk County, because a portion of the foreclosed units were single family homes that were rented. These factors provided the basis for the program activities proposed for NSP-3 funds. After review of the Countywide Data, the following area was selected:

The Villages of Poinciana were severely impacted by the spike in foreclosures in Polk County.

A large number of homes in each of the seven villages were left abandoned as builders and buyers lost their homes. Foreclosed and abandoned homes are found in each of the seven villages that comprise the Poinciana Community. Polk County Plans to concentrate NSP 3 funding on the southern portion of Poinciana, from Pine Street south to Lake Hatchineha Road. Poinciana was identified as a hard hit community in the NSP-1 program as well. This community represents a microcosm of the larger foreclosure and abandonment situation in Polk County overall, as reflected in the county data. The NSP 3 mapping tool score for the Villages of Poinciana is 20. Based on the county data regarding increasing unemployment rates and foreclosure filings, the County anticipates that foreclosures will continue to increase in this area. The State Minimum Threshold NSP-3 score for Florida is 17. Polk County focused on the Poinciana Community that has a need score of 20. This high needs score indicates that Poinciana has some of the highest rates of foreclosure and abandonment in Polk County. The NSP-3 Need Index score reflects vacancy rates, high cost mortgages, as well as delinquent mortgages and foreclosure starts. The intent of NSP-3 is to stabilize areas with high instances of foreclosure and vacancy, while providing tangible, visible outcomes for the target neighborhood.

Ensuring Continued Affordability:

The County will use, as a minimum, the minimum affordability period of the federal HOME Investment Partnership Program, 24 CFR 92.252(a), (c), (e) and (f), and 92.254. The minimum affordability period is listed below:

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

Polk County will ensure long term affordability of multi-family units through the use of a Land Use Restriction Agreement (LURA) and a mortgage that will be recorded against the property. If an owner who has been assisted through this program transfers title to the property before the affordability period expires, the assistance provided by the County will be subject to recapture provisions. In addition, all single family properties receiving NSP-3 funding will be secured by a recorded mortgage on the property, in favor of the County. Currently the range of interest rates for homeownership is 4.5% to 5.5% in Polk County. It is anticipated that these rates will stay consistent for the next year, however, the rate is subject to change due to outside forces such as a rise in unemployment and cost of living.

Definition of Blighted Structure:

A structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety and public welfare. Florida Statute 163.40 defines blighted areas as the following: areas that have a substantial number of deteriorating or deteriorated structures in which conditions are leading to economic distress or endanger life and property. The statute also lists several factors affecting blighted areas which include and are not limited to: unsafe and unsanitary conditions, high residential and commercial vacancy rates when compared to the rest of the municipality or county, high number of violations of the Florida Building Code. The Polk County Minimum Housing Code, Chapter 8.5 of the Polk County Ordinances also specifies the standards for habitable structures.



Definition of Affordable Rents:

The maximum affordable rent will not exceed the fair market rent (FMR) published annually by the US Department of Housing and Urban Development for Polk County (Lakeland-Winter Haven Metropolitan Statistical Area) . The County will review the rents charged annually and update the fair market Rent accordingly. Updated fair market rents shall be automatically applied upon the effective date.

The 2011 HUD Fair Market Rents for Polk County are as follows:
Efficiency \$674 1-Bedroom \$744 2-Bedrooms \$ 857
3 -Bedrooms \$ 1,087 4-Bedrooms \$ 1,275

Housing Rehabilitation/New Construction Standards:

All housing that requires rehabilitation must meet requirements of HUD, the 2007 Florida Building Code, as well as, local building codes including the Polk County Land Development Code (Polk County Ordinance 08-037), the Polk County Construction Code (Polk County Ordinance No. 02-03), and any ordinances pertaining to the provision of housing that is decent, safe, sanitary, and fit for habitation. Polk County’s Written Rehabilitation Standards or a similar alternative standard will be used to describe the specifications for the rehabilitation work needed to bring substandard housing into compliance with the minimum housing standards for Polk County.

In accordance with NSP-3 regulations, 1) All gut rehabilitation or new construction (i.e. general replacement of the interior of a building that may or may not include changes to structural elements such as flooring systems columns or load bearing interior or exterior walls) of residential buildings up to three stories must be designed to meet the standard for Energy Star Qualified New Homes. 2) All gut rehabilitation or new construction of mid-or high-rise multifamily housing must be designed to meet the American Society of Heating Refrigerating, and Air-Conditioning Engineers (ASHRAE) Standard 90.1-2004, Appendix G plus 20 percent (which is the Energy Star standard for multifamily buildings piloted by the Environmental Protection Agency and the Department of Energy). 3) Other rehabilitation must meet these standards to the extent applicable to the rehabilitation work undertaken, e.g. replace older obsolete products and appliances such as windows, doors, lighting, hot water heaters, air conditioner units etc. with Energy Star-46 labeled products. 4) Water efficient toilets, showers, faucets such as those with the WaterSense label must be in stalled. 5) Where relevant, housing should be improved to mitigate the impact of disasters.

Vicinity Hiring:

Polk County will, to the greatest extent possible, provide for the hiring of employees who reside in the vicinity of NSP-3 projects or contract with small business that are owned and operated by persons residing in the vicinity of the project. Language with regard to NSP-3 vicinity hiring will also be included in applicable contracts and agreements

Procedures for Preferences for Affordable Rental Dev.:

There is also a need for access to affordable rental housing in the County, as, there was a loss of affordable housing units during the 2004 Hurricane Season. Area renters have also been adversely affected by the high rates of foreclosure and unemployment in Polk County, because a portion of the foreclosed units were single family homes that were rented. These factors provided the basis for the program activities proposed for NSP-3 funds . After review of the Countywide Data, the following area was selected. Polk County intends to acquire and rehabilitate twenty (20) units to provide affordable housing opportunities for low income renters. The goal is to provide safe, affordable rental housing within the areas of greatest need. In accordance with NSP-3 program guidelines, twenty-five (25) percent of the NSP-3 funds will be used to assist low income households, persons with income less than 50% of the area median income.

Grantee Contact Information:

Tamara West, Manager Housing and Neighborhood Development Division
1290 Golfview Ave. Bartow, FL 33830
Phone Number: 863-534-5238 Fax Number: 863-534-0349
Email Address: tamarawest@polk-county.net

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
#1	Acquisition/Rehab/Resale-	#1 Acq/Rehab/Disp SF-LMMI	Acq/Rehab/Disp SF-LMMI



		#2 Acq/Rehab/Disp LH25	Acq/Rehab/Disp LH25
#2	Aquisition/Rehabilitation/Resale -	#1 Multifamily or SF - Rental	Multifamily/SF Acq. Rehab <50%
#3 Demolition of Blighted	Demolition of Blighted Foreclosed	#1 Demolition of Blighted Structures	Demolition of Blighted Structures
#4 Redevelopment of	Redevelopment	#4 Redevelopment of Vacant Properties	Redevelopment - Homeownership
#5 Planning and	Planning and Administration	Administration	HND Administration
#6 - NSP3 Revolving Loan	NSP3 Revolving Loan Fund	RLF 01	NSP3 Revolving Loan Fund
9999	Restricted Balance	<i>No activities in this project</i>	



Activities

Project # / #1 Acquisition/Rehabilitation/Resale /

Grantee Activity Number: #1 Acq/Rehab/Disp SF-LMMI
Activity Title: Acq/Rehab/Disp SF-LMMI

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

#1 Acquisition/Rehabilitation/Resale

Projected Start Date:

05/31/2011

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:

Completed

Project Title:

Acquisition/Rehab/Resale-Homeownership

Projected End Date:

09/30/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 5,355,942.17

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 5,355,942.17

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	23	10	13	100.00
# of Households	23	10	13	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	23
# of Housing Units	23
#Low flow showerheads	8
#Low flow toilets	6
#Dishwashers replaced	10
#Refrigerators replaced	10
#Light Fixtures (indoors) replaced	32
#Replaced hot water heaters	22
#Replaced thermostats	23
#Efficient AC added/replaced	25
#Additional Attic/Roof Insulation	28



#Energy Star Replacement Windows

3

of Properties

23

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Polk County Housing and Neighborhood Dev.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Polk County Housing and Neighborhood Dev.

Organization Type

Local Government

Proposed Budget

\$ 5,355,942.17

Location Description:

The Villages of Poinciana were severely impacted by the spike in foreclosures in Polk County. A large number of homes in each of the seven villages were left abandoned as builders and buyers lost their homes. Foreclosed and abandoned homes are found in each of the seven villages that comprise the Poinciana Community. Polk County Plans to concentrate NSP 3 funding on the southern portion of Poinciana, from Pine Street south to Lake Hatchineha Road. Poinciana was identified as a hard hit community in the NSP-1 program as well. This community represents a microcosm of the larger foreclosure and abandonment situation in Polk County overall, as reflected in the county data. The NSP 3 mapping tool score for the Villages of Poinciana is 20. Based on the county data regarding increasing unemployment rates and foreclosure filings, the County anticipates that foreclosures will continue to increase in this area.

Activity Description:

It is anticipated that Polk County will purchase and rehabilitate 23 units for homeownership opportunities for eligible low, moderate and middle income households. The intent of the County is to stabilize communities and assist buyers who do not currently own a home. The County strives to increase homeownership opportunities within the target areas through this strategy.

Environmental Assessment:

COMPLETED

Environmental

None



Grantee Activity Number: #2 Acq/Rehab/Disp LH25
Activity Title: Acq/Rehab/Disp LH25

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

#1 Acquisition/Rehabilitation/Resale

Projected Start Date:

01/22/2014

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:

Completed

Project Title:

Acquisition/Rehab/Resale-Homeownership

Projected End Date:

09/30/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,082,000.23

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 2,082,000.23

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	10	10		100.00
# of Households	10	10		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	10
# of Housing Units	10
#Low flow showerheads	8
#Low flow toilets	7
#Dishwashers replaced	8
#Refrigerators replaced	8
#Light Fixtures (indoors) replaced	10
#Replaced hot water heaters	7
#Replaced thermostats	10
#Efficient AC added/replaced	10
#Additional Attic/Roof Insulation	10
#Energy Star Replacement Windows	6
# of Properties	10



Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Keystone Challenge Fund, Inc.2

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Keystone Challenge Fund, Inc.2

Organization Type

Non-Profit

Proposed Budget

\$ 2,082,000.23

Location Description:

Activity Description:

Environmental Assessment: COMPLETED

Environmental None

Project # / #2 Acquisition/Rehabilitation/Resale - Rental /

Grantee Activity Number: #1 Multifamily or SF - Rental
Activity Title: Multifamily/SF Acq. Rehab <50%

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

#2 Acquisition/Rehabilitation/Resale - Rental

Projected Start Date:

06/30/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

Activity Status:

Completed

Project Title:

Aquisition/Rehabilitation/Resale - Rental

Projected End Date:

09/30/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget:

\$ 300,049.07



National Objective:

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

Most Impacted and Distressed Budget:	\$ 0.00
Other Funds:	\$ 0.00
Total Funds:	\$ 300,049.07

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

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

Proposed Accomplishments

	Total
# of Multifamily Units	2
# of Housing Units	2
#Units & other green	2
#Low flow showerheads	2
#Low flow toilets	2
#Dishwashers replaced	2
#Refrigerators replaced	2
#Light fixtures (outdoors) replaced	2
#Light Fixtures (indoors) replaced	2
#Replaced hot water heaters	2
#Replaced thermostats	2
#Efficient AC added/replaced	2
#Additional Attic/Roof Insulation	2
#Energy Star Replacement Windows	2
# of Properties	2

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Polk County Housing and Neighborhood Dev.

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Polk County Housing and Neighborhood Dev.	Local Government	\$ 300,049.07

Location Description:

The Villages of Poinicana were severely impacted by the spike in foreclosures in Polk County. A large number of homes in each of the seven villages were left abandoned as builders and buyers lost their homes. Foreclosed



and abandoned homes are found in each of the seven villages that comprise the Poinciana Community. Polk County Plans to concentrate NSP 3 funding on the southern portion of Poinciana, from Pine Street south to Lake Hatchineha Road. Poinciana was identified as a hard hit community in the NSP-1 program as well. This community represents a microcosm of the larger foreclosure and abandonment situation in Polk County overall, as reflected in the county data. The NSP 3 mapping tool score for the Villages of Poinciana is 20. Based on the county data regarding increasing unemployment rates and foreclosure filings, the County anticipates that foreclosures will continue to increase in this area.

Activity Description:

Polk County intends to acquire and rehabilitate twenty (20) units to provide affordable housing opportunities for low income renters. The goal is to provide safe, affordable rental housing within the areas of greatest need. In accordance with NSP-3 program guidelines, twenty five (25) percent of NSP-3 funds will be used to assist low income households, persons with income less than 50% of AMI.

Environmental Assessment: COMPLETED

Environmental None

Project # / #3 Demolition of Blighted Structures / Demolition of

Grantee Activity Number: #1 Demolition of Blighted Structures
Activity Title: Demolition of Blighted Structures

Activity Type:

Clearance and Demolition

Project Number:

#3 Demolition of Blighted Structures

Projected Start Date:

07/29/2011

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:

Cancelled

Project Title:

Demolition of Blighted Foreclosed or

Projected End Date:

09/30/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:



Area Benefit (Census)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Persons				0.0

Proposed Accomplishments	Total
# of Singlefamily Units	
# of Housing Units	
# of Properties	

LMI%:	37.1
--------------	------

Activity is being carried out by No
Activity is being carried out through:

Organization carrying out Activity:
Polk County Housing and Neighborhood Dev.

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Polk County Housing and Neighborhood Dev.	Local Government	\$ 0.00

Location Description:
Activity will occur in the proposed areas of greatest need as indicated on the HUD mapping tool.

Activity Description:
Demolition of Blighted Structures for neighborhood stabilization; The goal is to remove approximately five (5) unsafe structures to arrest decline in areas of greatest need.

Environmental Assessment: COMPLETED

Environmental None

Project # / #4 Redevelopment of Vacant Properties for Housing /

Grantee Activity Number: #4 Redevelopment of Vacant Properties
Activity Title: Redevelopment - Homeownership



Activity Type:

Construction of new housing

Project Number:

#4 Redevelopment of Vacant Properties for Housing

Projected Start Date:

08/31/2011

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:

Cancelled

Project Title:

Redevelopment

Projected End Date:

09/30/2019

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:****Total Budget:** \$ 0.00**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 0.00**Benefit Report Type:**

Direct (Households)

Proposed Beneficiaries

Owner Households

of Households

Total	Low	Mod	Low/Mod%
			0.0
			0.0

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total**Activity is being carried out by**

No

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

Polk County Housing and Neighborhood Dev.

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

Polk County Housing and Neighborhood Dev.

Organization Type

Local Government

Proposed Budget

\$ 0.00

Location Description:

Activity will occur in the proposed areas of greatest need as indicated on the HUD mapping tool

Activity Description:

Construction of housing units for eligible low, moderate and middle income households.

Environmental Assessment: COMPLETED

Environmental None

Project # / #5 Planning and Administration / Planning and

Grantee Activity Number: Administration
Activity Title: HND Administration

Activity Type:

Administration

Project Number:

#5 Planning and Administration

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:

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

Activity Status:

Completed

Project Title:

Planning and Administration

Projected End Date:

09/30/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 850,821.80

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 850,821.80

Benefit Report Type:

NA



Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Polk County Housing and Neighborhood Dev.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Polk County Housing and Neighborhood Dev.

Organization Type

Local Government

Proposed Budget

\$ 850,821.80

Location Description:

N/A - Administration -

Activity Description:

Funds will be used to pay for the administration of the NSP3 grant funds for the Polk County Housing and Neighborhood Development Division - reduced admin by \$9,157.13 to pay for the last house under LMMI - 3446 Ave E, Winter Haven

Environmental Assessment: EXEMPT

Environmental None

Project # / #6 - NSP3 Revolving Loan Fund / NSP3 Revolving Loan Fund

Grantee Activity Number: RLF 01
Activity Title: NSP3 Revolving Loan Fund

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Cancelled

Project Number:

#6 - NSP3 Revolving Loan Fund (RLF)

Project Title:

NSP3 Revolving Loan Fund

Projected Start Date:

12/30/2013

Projected End Date:

09/30/2019

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

National Objective:

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

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

of Households

Total	Low	Mod	Low/Mod%
			0.0
			0.0

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Keystone Challenge Fund, Inc.2

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Keystone Challenge Fund, Inc.2

Organization Type

Non-Profit

Proposed Budget

\$ 0.00

Location Description:

NSP3 approved target area locations.

Activity Description:

This is the NSP3 Revolving Fund for the acquisition, rehabilitation and resale of additional units using program income. Program Income from the sale of housing units from Activity #1.2

Environmental Assessment: COMPLETED

Environmental None



Action Plan Comments:

- Reviewer - Project 1 and Project 2 need to be defined as rental or homeownership, but they can not be both, same for the associated activities and MF activities need to be separated. Grantee must adjust performance measures for tenure, SF and MF as directed. LS 4/24/11
- Reviewer - Grantee satisfied LH25 requirements. Grantee needs to make minor adjustments to admin budget and review performance measures for demo and rental projects. LS 4/18/11
- Reviewer - Action plan is budget is off by one dollar, add one dollar to any activity but admin (this is at its maximum budget). Remove performance measures from cancelled activities, if they will not delete, then place at zero. LS 5/3/11
- Reviewer - Approved with no changes made by grantee. TT/ 10/24/11
- Reviewer - Action Plan Modification to revise the NSP3 Area of Greatest Need (AGN) to Poinciana 3 South of Pine to Lake Hatchineha Road is approved based upon the January 30, 2012 e-mail from Greg Alpers to Gary Causey and upon the subsequent February 6, 2012 e-mails from Greg Alpers to Tom Tiffin transmitting NSP3 Mapping tool data including a Project Summary for NSP3 and NSP3 Planning Data for Neighborhood ID 6033386: Poinciana # 3 South of Pine to Lake Hatchineha Road. Reviewed by: TT/ 2/6/2012.
- Reviewer - On August 23, 2012 the U.S. Department of Housing and Urban Development Jacksonville Field Office received a Substantial Amendment to Polk County's NSP3 Action Plan. The substantial amendment was to enlarge the AGNs so as to increase the number of foreclosed properties that may be available for NSP3 assistance. All expanded AGNs exceeded the State Minimum Impact Score of 17. The amendment was approved per the August 30, 2012 letter from Gary Causey, CPD Director, Jacksonville Field Office. Reviewed by: TT/ 8/30/2012
- Reviewer - The Action Plan modification increases the estimated program income. Grantee is advised that the increase has not been budgetted, therefore, they are reminded that a maximum of 10% can be expended on admin costs, and 25% of all NSP funds; to include, program income, must be expended on LH25 activities. The grantee is recommended to increase the budget activities to include the additional \$1M in program income and budget the appropriate amount into an LH25 activity. LS 10/17/2013
- Reviewer - Action plan modification is rejected for non-compliance with 25% set side. LS
- Reviewer - Action Plan modification includes budget revisions to comply with the 25% set aside for LH25 activities. LS
- Reviewer - Plan modification includes adjustments for program income. LS
- Reviewer - modification is for adjustments for program income.
- Reviewer - Adjustments made for program income
- Reviewer - Budgets for Project #1 Activities #1 and #2 and Project #2 Activity #1 adjusted following receipt of program income.
- Reviewer - revised program income estimate
- Reviewer - Minor budget adjustments



- Reviewer - budget adjustments to Activity #1 LMMI, Activity #1 LH25, and Activity #2 Acq./Rehab./Fin/Resale Rental. estimated a higher number in LMMI and needed to funds to the other two activities.
- Reviewer - minor budget adjustments

- Reviewer - No changes made to plan, grantee reviewing flags.
- Reviewer - rejected per grantee's request to update PI

- Reviewer - modification approved; grantee working with TA Provider to closeout.

Action Plan History

Version	Date
B-11-UN-12-0016 AP#1	10/24/2011
B-11-UN-12-0016 AP#2	02/06/2012
B-11-UN-12-0016 AP#3	08/30/2012
B-11-UN-12-0016 AP#4	10/17/2013
B-11-UN-12-0016 AP#5	01/24/2014
B-11-UN-12-0016 AP#6	04/21/2014
B-11-UN-12-0016 AP#7	01/22/2015
B-11-UN-12-0016 AP#8	07/09/2015
B-11-UN-12-0016 AP#9	01/25/2016
B-11-UN-12-0016 AP#10	04/27/2016
B-11-UN-12-0016 AP#11	07/08/2016
B-11-UN-12-0016 AP#12	07/14/2016
B-11-UN-12-0016 AP#13	04/22/2017
B-11-UN-12-0016 AP#14	07/05/2018
B-11-UN-12-0016 AP#15	07/23/2018
B-11-UN-12-0016 AP#16	10/11/2018
B-11-UN-12-0016 AP#17	07/26/2019
B-11-UN-12-0016 AP#18	07/28/2019
B-11-UN-12-0016 AP#19	10/29/2019

