

Action Plan

Grantee: Port St. Lucie, FL

Grant: B-11-MN-12-0025

LOCCS Authorized Amount:	\$ 3,515,509.00
Grant Award Amount:	\$ 3,515,509.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 2,248,232.71
Total Budget:	\$ 5,763,741.71

Funding Sources

No Funding Sources Found

Narratives

Summary of Distribution and Uses of NSP Funds:

ELIGIBLE USE B: Acquisition and Rehabilitation:

Activity 1:Purchase/Rehab The City plans to purchase and rehabilitate foreclosed homes and provide them for resale to eligible clients utilizing a grantee-driven homeownership program. We will reserve a small amount of funding for a pilot buyer-driven homeownership program where eligible buyers can purchase (from the lender) a foreclosed home that does not need substantial repair. Deferred interest-free mortgages will be provided to assist in making the homes affordable. We will also provide funding for or transfer rehabbed properties to nonprofit developers through an RFP process soliciting both rental and homeownership strategies. A minimum of 53 units will be acquired and rehabilitated or demolished/reconstructed for income levels up to 120% of the median in targeted neighborhoods utilizing NSP 3 and NSP 1 funding and NSP 1 program income in the targeted NSP 3 area. At least 25% of initial NSP 3 funding will benefit 50% of the median or below. It is anticipated that 45 units will be resold for homeownership, 6 units are projected for demolition and 2 units are anticipated to be utilized as rentals. It is our intent to amend our NSP 1 plan to allow for rental units to be authorized under the NSP 1 program as well as NSP 3.

Activity 2: Planning and Administration

Total NSP 3 funding \$3,515,509

Purchase and Rehabilitation - \$3,163,959, Planning and Administration - \$351,550

How Fund Use Addresses Market Conditions:

As indicated above, Port St. Lucie's areas of greatest need were established after consideration was given to recent data descriptions of neighborhoods and amount of funding already distributed in targeted areas through NSP 1 funding and review of Realtytrac data, local realtor data and Clerk of the Court information developed during implementation of NSP1. Data descriptions considered included Neighborhood NSP3 Score (must be 20 for our purposes) total housing units in the neighborhood, the impact number, economic stability of the block groups being considered, the home values and rate of home value depreciation. Block groups with a score of 20 had the highest rates of foreclosures, delinquencies and subprime loans as compared to other tracts in the City. Another consideration from lessons learned in NSP 1 was resale. The census tract originally selected was 2005 Block Group 2. This area is in the core area of the City where there is a mix of housing units. This block group was heavily developed during the boom years and contains a good mix of old and new homes of varying sizes on each street. It has some of the highest foreclosure numbers per capita in the city, yet is a good combination of old and new housing units. HUD data provides a target number of homes that should be purchased by grantees in order to make an "impact" on the neighborhood. This number for census tract 2005 block group 2 was 53 homes. We anticipated being able to reach that target number by utilizing a mix of NSP3 funding and NSP 1 program income. We also counted the

number of homes already purchased in the area, as the census tract as a whole was designated as part of a larger target area under NSP 1. We anticipated being able to purchase an additional 39 homes with the combined funds from the two NSP programs; we had purchased 14 homes in CT 2005-2 previously. The total amount would have provided us with the 53 homes anticipated to be purchased in the target area. Therefore, we should have been able to realistically meet our impact goal. As anticipated, there are many vacant homes in CT 2005-2, and many of those homes are in foreclosure and have been in foreclosure for some time. The reality is that many of those foreclosures stalled as a result of problems with the legal firms processing those files; others were delayed because lenders wanted to slow down the process and sell some of the homes before they acquired others. The City of Port St. Lucie has purchased six homes under NSP3, is waiting for contracts on two others and has a few other homes that may be available in the near future. But it has been a slow process; there are not many houses in the neighborhood that can be fixed up and sold to low, moderate and middle income households. We need more choices and more houses that have already gone through the foreclosure process. For this reason, we are expanding our targeted area to include census tract 2005-1, an area directly North of our current targeted area but still in the core of the city and still high in foreclosures. We anticipate that a larger targeted area will allow us to meet our original goals for NSP3. The new area will be described as Census Tract 2005 which now consists of the 2010 Census Tract numbers 3820.07 and 3820.08 and includes the following area in Port St. Lucie: p>p>bordered on the west by Florida's Turnpike, on the north by Prima Vista Blvd., on the east by Airoso Blvd. and on the south by Port St. Lucie Blvd. The targeted area excludes homes located along busy streets such as Airoso, Bayshore or Prima Vista and in commercial or conversion areas or unincorporated county. It is not our intent to establish a tiered approach to determine the distribution of funding to prospective homeowners as we are only contemplating working with one block group NSP3 PROGRAM - SUBSTANTIAL ACTION PLAN AMENDMENT NO. 3 Exten

Ensuring Continued Affordability:

The NSP program requires that the City provide for the continued affordability of homes purchased, rehabbed and resold under the program "to the maximum extent practicable and for the longest term feasible." The City proposes to provide a financing subsidy on a sliding scale in accordance with income to assist eligible clients purchase foreclosed properties. We will promote continued affordability for NSP- assisted properties by requiring, in the terms of our deferred interest-free mortgage, that the home be held by the income eligible household, or the developer (in the case of rental units occupied by income eligible households) for 25 years; otherwise a prorated amount of the funding is due back to the program for reuse in NSP eligible activities. These requirements will be detailed in the deferred mortgage for direct loans to borrowers or in a deed restriction for developers. Also, recapturing the funds, in whole or in part, if the home is sold prior to the end of the affordability period will prevent the household from selling the home and realizing an early profit. The NSP requires that the City provide for the continued affordability of homes purchased, rehabbed and resold under the program "to the maximum extent practicable and for the longest term feasible." The City proposes to provide a financing subsidy on a sliding scale in accordance with income to assist eligible clients purchase foreclosed properties. We will promote continued affordability for NSP- assisted properties by requiring, in the terms of our deferred interest-free mortgage, that the home be held by the income eligible household, or the developer (in the case of rental units occupied by income eligible households) for 25 years; otherwise a prorated amount of the funding is due back to the program for reuse in NSP eligible activities. These requirements will be detailed in the deferred mortgage for direct loans to borrowers or in a deed restriction for developers. Also, recapturing the funds, in whole or in part, if the home is sold prior to the end of the affordability period will prevent the household from selling the home and realizing an early profit. NSP funds will be loaned as follows: Affordability Period and Loan Repayment Client income Subsidy Affordability Period Repayment Schedule for Loan (50% of median) Low income and below Up to \$40,000 (only the amount of subsidy needed to make the purchase affordable will be utilized) 25 years The deferred payment loan mortgage term will be 25 years at 0% interest with loan forgiven at the rate of 4% per year for 25 years. Prorated repayment is due if sold prior to the end of the affordability period. (80% of median income) Moderate Income Up to \$30,000 (only the amount of subsidy needed to make the purchase affordable will be utilized) 25 years The deferred payment loan mortgage term will be 25 years at 0% interest with loan forgiven at the rate of 4% per year for 25 years. Prorated repayment is due if sold prior to the end of the affordability period. (120% of median income) Middle Income Up to \$20,000 (only the amount of subsidy needed to make the purchase affordable will be utilized) 25 years The deferred payment loan mortgage term will be 25 years at 0% interest with loan forgiven at the rate of 4% per year for 25 years. Prorated repayment is due if sold prior to the end of the affordability period. Each year that the assisted property is owned and occupied by eligible households or by the loan recipient, a proportional amount of NSP funding, as shown above, will be forgiven. Should a recipient sell the property prior to the end of the loan period, the outstanding principal balance of NSP dollars will be recaptured by the City of Port St. Lucie and reused in the NS

Definition of Blighted Structure:

Blighted Structure. For the purpose of the NSP program the City will consider a blighted structure to be a structure that exhibits objectively determinable signs of deterioration sufficient to constitute a threat to the human health, safety, or welfare of the public. Port St. Lucie will generally consider a structure as blighted if one of the following criteria is met:

- The structure is open, cannot be secured against entry, and is unsafe or unfit for human occupancy; the unsafe structure is secured against public entry, but it presents a threat to a neighboring property or public right of way (such as a sidewalk) because of a potential collapse or other threat;
 - The structure is determined to harbor nuisances and threats to human health, safety or welfare which may negatively impact a neighboring property; or
 - The structure presents a visual blight due to collapse or other un-repaired damage, or
 - It is determined that repairs will cost more than economically feasible, which, in general would be more than 50% - 75% of the appraised value, although mitigating factors may be considered; or
- The structure is lying in a state of incomplete construction, resulting in a negative view of the surrounding properties; or other similar conditions.

Definition of Affordable Rents:

Port St. Lucie considers rents to be affordable when household rent payments do not exceed HUD-defined Fair Market Rent Limits and rent payments added to a household utility allowance do not exceed 30% of the family's adjusted income. The table below provides HUD-defined rent limits for Port St. Lucie for 2010-2011. At no point will rental strategies target income groups exceeding 80% of the median income. The City's homeownership rate is much higher than the national average at 79.9% (national average is 65.9%) and any rental strategy provided by an organization that addresses the income groups described above would be appropriate.

Maximum Rent Limits

Efficiency

1 BR
2 BR
3 BR
4 BR
\$737
\$739
\$936
\$1,237
\$1,275

Housing Rehabilitation/New Construction Standards:

Homes rehabilitated with NSP funds will meet the State of Florida and local building codes. The rehab standards will comply with all applicable laws and codes for housing safety, quality and habitability. Energy or conservation improvements and modern green building improvements will be included. Rehabilitation proposals, to the extent applicable, will include replacement of older obsolete products and appliances with Energy Star-46 labeled products. Water efficient toilets, showers, and faucets will be installed where these items are replaced. All housing will be upgraded for hurricane mitigation to the extent practical. All new construction of residential buildings (designed for redevelopment activities) will be designed to meet the standard for Energy Star Qualified New Homes. No high-rise rehab or reconstruction is contemplated. The Community Services Department has adopted and revised the St. Lucie County HOME rehab standards to ensure that appropriate written rehabilitation standards are adopted. A copy of those standards may be requested from the Department of Community Services, City of Port St. Lucie

Vicinity Hiring:

The City of Port St. Lucie will to the maximum extent feasible, provide for hiring of employees that reside in the vicinity of NSP3 funded projects or contract with small businesses that are owned and operated by persons residing in the vicinity of NSP3 projects. A list will be prepared of all small businesses with occupational licenses in the NSP3 project area. That list will be made available to every contractor bidding on repair/rehab of NSP properties and they will be encouraged to hire those businesses as needed. All contractors will be encouraged to provide listings of job availability at the job site and to provide door hangers of job availability for the neighborhood residents to better target local residents in hiring.

Procedures for Preferences for Affordable Rental Dev.:

Compliance with Rental Housing Preferences: preference for support of rental strategies will be given to proposals (after an RFP process) that benefit low income (50% of the median and below) until the minimum 25% set aside has been met. Port St. Lucie plans to prepare an RFP in order to be able to allocate NSP funds to and/or transfer purchased and rehabbed properties to developer nonprofits to provide rental housing. We plan to concentrate our efforts on low income clients, at 50% of median or below.

Grantee Contact Information:

NSP3 Program Administrator Contact Information
Name (Last, First)
Capezzuto, Carmen, A.
Email Address
carmenc@cityofpsl.com
Phone Number
772-871-5148
Fax Number
772-344-4340
Mailing Address
City of Port St. Lucie,
121 SW Port St. Lucie Blvd, Port St. Lucie, FL 34984
Web Address: www.cityofpsl.com

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title	Grantee Program
1	Acquisition and Rehabilitation	ACQ 1	ACQUISITION &	
		ACQ 2	REHABILITATION	



		Redevelopment - 2	Redevelopment
		Redevelopment- 1	
		RR 1	REPAIR/RECONSTRUCTION
		RR 2	REPAIR / RECONSTRUCTION
2	Planning and Administration	ADMIN 1	ADMINISTRATION
9999	Restricted Balance	<i>No activities in this project</i>	



Activities

Project # / 1 / Acquisition and Rehabilitation

Grantee Activity Number: ACQ 1

Activity Title: ACQUISITION & REHABILITATION

Activity Type:

Acquisition - general

Project Number:

1

Projected Start Date:

03/10/2011

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:

Acquisition and Rehabilitation

Projected End Date:

09/30/2021

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,186,884.89

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 2,186,884.89

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	32		32	100.00
# of Households	32		32	100.00
# of Permanent Jobs Created				0.0

Proposed Accomplishments

	Total
# of Singlefamily Units	32
# of Housing Units	32
Total acquisition compensation to owners	
# of Parcels acquired voluntarily	32
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of buildings (non-residential)	
# of Properties	32



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

CITY OF PORT ST LUCIE

Organization Type

Local Government

Proposed Budget

\$ 2,186,884.89

Location Description:

Census tract selected is 2005 Block Group 2., bordered on the north by Prima Vista Blvd, south by Port St Lucie Blvd, west by Macedo Blvd and east by Airoso Blvd.

Activity Description:

Purchase and rehabilitate foreclosed homes and provide them for resale to eligible clients utilizing a grantee-driven homeownership program. Deferred interest-free mortgages will be provided to assist in making the homes affordable.

Environmental Assessment: COMPLETED**Environmental Reviews:** None**Activity Attributes:** None**Activity Supporting Documents:** None

Grantee Activity Number: ACQ 2

Activity Title: ACQUISITION & REHABILITATION

Activity Type:

Acquisition - general

Project Number:

1

Projected Start Date:

03/10/2011

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:

Acquisition and Rehabilitation

Projected End Date:

09/30/2021

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 842,804.94

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 842,804.94

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total

Low

Mod

Low/Mod%

10

10

100.00

of Households

10

10

100.00

of Permanent Jobs Created

0.0

Proposed Accomplishments

of Singlefamily Units

Total

10

of Housing Units

10

Total acquisition compensation to owners

of Parcels acquired voluntarily

10

of Parcels acquired by admin settlement

of Parcels acquired by condemnation

of buildings (non-residential)

of Properties

10

Proposed budgets for organizations carrying out Activity:

Responsible Organization

CITY OF PORT ST LUCIE

Organization Type

Local Government

Proposed Budget

\$ 842,804.94



Location Description:

Census tract selected is 2005 Block Group 2, bordered on the north by Prima Vista Blvd, south by Port St Lucie Blvd, west by Macedo Blvd and east by Airoso Blvd.

Activity Description:

Purchase and rehabilitate foreclosed homes and provide them for resale to eligible clients utilizing a grantee-driven homeownership program. Deferred interest-free mortgages will be provided to assist in making the homes affordable.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Grantee Activity Number: Redevelopment - 2

Activity Title: Redevelopment

Activity Type:

Construction of new housing

Project Number:

1

Projected Start Date:

01/01/2019

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:

Acquisition and Rehabilitation

Projected End Date:

09/30/2021

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

Total Budget: \$ 722,693.36

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 722,693.36

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

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

Proposed Accomplishments

	Total
# of Singlefamily Units	2
# of Housing Units	2
#Low flow showerheads	2
#Low flow toilets	2

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
CITY OF PORT ST LUCIE	Local Government	\$ 722,693.36

Location Description:

Scattered vacant lots within Census tracts: 3820.05, 3815.03, 3818.01, 3818.02, 3820.01,3820.02,3820.03,3821.04,3821.05

Activity Description:

Construction of single family residences on vacant city lots within the nine designated census tracts.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Grantee Activity Number: Redevelopment- 1

Activity Title: Redevelopment

Activity Type:

Construction of new housing

Project Number:

1

Projected Start Date:

01/01/2019

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:

Acquisition and Rehabilitation

Projected End Date:

09/30/2021

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

Total Budget: \$ 2,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 2,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total

Low

Mod

Low/Mod%

1

0.00

of Households

1

0.00

Proposed Accomplishments

of Singlefamily Units

Total

1

of Housing Units

1

#Low flow showerheads

1

#Low flow toilets

1

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

CITY OF PORT ST LUCIE

Organization Type

Local Government

Proposed Budget

\$ 2,000.00

Location Description:

Scattered vacant lots within Census tracts: 3820.05, 3815.03, 3818.01, 3818.02, 3820.01, 3820.02, 3820.03, 3821.04 and 3821.05.

Activity Description:

Construction of single family residences on vacant city lots within the nine designated census tracts.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Grantee Activity Number: RR 1

Activity Title: REPAIR/RECONSTRUCTION

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

1

Projected Start Date:

03/10/2011

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:

Acquisition and Rehabilitation

Projected End Date:

09/30/2021

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

Total Budget: \$ 1,084,283.33

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,084,283.33

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total

Low

Mod

Low/Mod%

32

32

100.00

of Households

32

32

100.00

Proposed Accomplishments

Total

of Singlefamily Units

32

of Housing Units

32

ELI Households (0-30% AMI)

Activity funds eligible for DREF (Ike Only)

#Units with other green

#Units deconstructed

#Sites re-used

#Units exceeding Energy Star

#Units with bus/rail access

#Low flow showerheads

7

#Low flow toilets

11

#Units with solar panels

#Dishwashers replaced

26

#Clothes washers replaced

#Refrigerators replaced

32



#Light fixtures (outdoors) replaced	11
#Light Fixtures (indoors) replaced	7
#Replaced hot water heaters	23
#Replaced thermostats	
#Efficient AC added/replaced	23
#High efficiency heating plants	
#Additional Attic/Roof Insulation	15
#Energy Star Replacement Windows	23
# of Properties	32

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
CITY OF PORT ST LUCIE	Local Government	\$ 1,084,283.33

Location Description:

Census tract selected is 2005 Block Group 2., bordered on the north by Prima Vista Blvd, south by Port St Lucie Blvd, west by Macedo Blvd and east by Airoso Blvd.

Activity Description:

Rehabilitate foreclosed homes and provide them for resale to eligible clients utilizing a grantee-driven homeownership program. Reconstruction of single family residences on lots from previously demolished homes.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Grantee Activity Number: RR 2

Activity Title: REPAIR / RECONSTRUCTION

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

1

Projected Start Date:

03/10/2011

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:

Acquisition and Rehabilitation

Projected End Date:

09/30/2021

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 474,924.57

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 474,924.57

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
10	10		100.00
10	10		100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

ELI Households (0-30% AMI)

Activity funds eligible for DREF (Ike Only)

#Units with other green

#Units deconstructed

#Sites re-used

#Units exceeding Energy Star

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

#Units with solar panels

#Dishwashers replaced

#Clothes washers replaced

#Refrigerators replaced

Total

10

10

3

4

9

10



#Light fixtures (outdoors) replaced	4
#Light Fixtures (indoors) replaced	3
#Replaced hot water heaters	7
#Replaced thermostats	
#Efficient AC added/replaced	10
#High efficiency heating plants	
#Additional Attic/Roof Insulation	5
#Energy Star Replacement Windows	7
# of Properties	10

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
CITY OF PORT ST LUCIE	Local Government	\$ 474,924.57

Location Description:

Census tract selected is 2005 Block Group 2., bordered on the north by Prima Vista Blvd, south by Port St Lucie Blvd, west by Macedo Blvd and east by Airoso Blvd.

Activity Description:

Rehabilitate foreclosed homes and provide them for resale to eligible clients utilizing a grantee-driven homeownership program.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / 2 / Planning and Administration

Grantee Activity Number: ADMIN 1

Activity Title: ADMINISTRATION

Activity Type:

Administration

Project Number:

2

Projected Start Date:

03/10/2011

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:

Planning and Administration

Projected End Date:

09/30/2021

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 450,150.62

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 450,150.62

Benefit Report Type:

NA

Proposed budgets for organizations carrying out Activity:

Responsible Organization

CITY OF PORT ST LUCIE

Organization Type

Local Government

Proposed Budget

\$ 450,150.62

Location Description:

N/A

Activity Description:

PLANNING AND ADMINISTRATION OF NSP 3 FUNDING.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Action Plan Comments:

- Reviewer - Per the grantee, revisions made to budget based on projected program income. Plan has been reviewed and approved. sk 1/30/12
- Reviewer - The revisions to the substantial amendment have been reviewed and approved. The revisions include the expansion of the target area and the option to offer small grants to homebuyers for closing costs. sk 4/3/12
- Reviewer - Following modifications have been made to the action plan, green measures have been added under proposed accomplishments, budgets revised for all activities based on projected program income, Acq 1 and Acq 2 modified to include repair/reconstruction activities and update target areas, and contact information updated. sk 3/6/13
- Reviewer - Budget modifications have been made to the action plan: \$600,000 moved from Acq 1 to Acq 2 and \$100 added to RR2. Reviewed and approved, 4/22/13 sk
- Reviewer - Grantee revised performance measures as advised from OneCPD Completion guidance. sk 9/18/13
- Serino, Lori Action Plan modifications are for minor budget adjustments to cover current and future drawdown activity. \$1,000,000 moved from RR 1 = \$700,000 moved to Acquisition 1 and \$300,000 moved to RR 2. LS 1/14/14
- Serino, Lori Substantial Amendment approved by the City Council on 11-10/2015 to expand the NSP3 area of greatest need to include all qualifying NSP1 approved census tracts as follows: 1503,1801,1802,2001,2002,2003,2005,2104, and 2105
- Serino, Lori Modification includes budget adjustments to program income as the City prepares to close to include transfer of PI to CDBG.
- Serino, Lori Minor budget adjustment moving funds from admin to an activity.
- Serino, Lori Approval letter mailed 2/6/2019
- Serino, Lori approved for budget adjustments

Action Plan History

Version	Date
B-11-MN-12-0025 AP#17	02/02/2022
B-11-MN-12-0025 AP#16	07/28/2021
B-11-MN-12-0025 AP#15	06/24/2020
B-11-MN-12-0025 AP#14	05/06/2020
B-11-MN-12-0025 AP#13	02/06/2019
B-11-MN-12-0025 AP#12	06/18/2018
B-11-MN-12-0025 AP#11	06/14/2018
B-11-MN-12-0025 AP#10	08/19/2016
B-11-MN-12-0025 AP#9	08/17/2016
B-11-MN-12-0025 AP#8	09/02/2015



B-11-MN-12-0025 AP#7	01/14/2014
B-11-MN-12-0025 AP#6	09/18/2013
B-11-MN-12-0025 AP#5	04/22/2013
B-11-MN-12-0025 AP#4	03/06/2013
B-11-MN-12-0025 AP#3	04/03/2012
B-11-MN-12-0025 AP#2	01/30/2012
B-11-MN-12-0025 AP#1	04/12/2011

