

Action Plan

Grantee: Sunrise, FL

Grant: B-11-MN-12-0027

LOCCS Authorized Amount:	\$ 1,775,162.00
Grant Award Amount:	\$ 1,775,162.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 385,295.56
Total Budget:	\$ 2,160,457.56

Funding Sources

No Funding Sources Found

Narratives

Summary of Distribution and Uses of NSP Funds:

The Neighborhood Stabilization Program has provided the City an opportunity expand the scope of its housing programs to provide a full range of housing revitalization for affordable housing. The City, as an equity partner, using Neighborhood Stabilization Program 1 (NSP1), with Habitat for Humanity and Broward Alliance for Neighborhood Development, has purchased 28 distressed homes in the city for renovation and resale or reuse for families below area median income, and in the case of the Habitat for Humanity homes significantly below. Most homes purchased under NSP 1 are in the areas now target by NSP3 which will allow for the purchase of 10 additional homes.

With this number of homes in the NSP program and the activities focused in these neighborhoods, the resulting stabilization will demonstrate to other homebuyers that investing and residing in these neighborhoods is a safe and rewarding decision. NSP 3 will allow for the continuation of the partnerships developed for NSP1. These partnerships will lead to other funds being brought into the City for neighborhood stabilization. Home Investment Partnership Program funds have been designated to the Broward Alliance for Neighborhood Development further contributing to the funding available for neighborhood stabilization. It is these HOME funds that have added to the number of homes purchased for rehabilitation and resale.

CDBG Entitlement, Home Investment Partnership, and State Housing Initiative Partnership, have invested in these neighborhoods for nearly a decade and targeted the stabilization of the housing stock as the primary goal. For example, the performance in the past 5 years of these funds throughout the entire City include: rehabilitated 202 owner-occupied homes, removed architectural barriers for 81 elderly/disabled homeowners, roof replacement for 51 homeowners, provided Disaster Recovery Assistance for 50 homeowners by repairing homes some of which included aging in place improvements and Hurricane Mitigation for 28 homeowners. There has also been purchase assistance funds provided also.

The City has initiated a Lien Amnesty program meant to encourage properties to come back into compliance through the opportunity to clear up liens at a deep discount. The City has also instituted a Foreclosure Registry will bring accountability from the banks and lenders who foreclose, requiring they keep up the properties rather than the City filling to gap to protect neighbors. Additionally, the City is examining other incentive programs that will encourage potential homebuyers to purchase foreclosed properties in the City and qualify for funding from the City for building system improvements.

How Fund Use Addresses Market Conditions:

All REO data-- historic data, NSP acquisitions, and potential future inventory--in the three target areas was mapped. This data was overlaid on HUD's impact score, or the number of properties that need improvement to impact visual stabilization according to HUD's assumption that a minimum of 20% of distressed units will need improvement in order to impact stabilization efforts. Here, the 64th and 68th Street target area is showing a need for 7-10 property improvements to impact stabilization, Sunset Strip Homes is showing a need for 10-12 homes, and Old Sunrise Village is showing a need for 7-10 property improvements in



its eastern and western thirds, and as many as 26 property improvements to stabilize the central third. Based on historic trends of inventory, it seems unlikely that the city will see this many available properties in the target area unless alternative acquisition strategies, including approaching homeowners about short sales or purchasing distressed notes, are utilized. The other two target areas, Sunset Strip and 64th and 68th, have more achievable impact scores, with the additional benefit of having previously acquired NSP properties in the target area from which to build a tipping point strategy.

Ensuring Continued Affordability:

The City of Sunrise has adopted the definition of continued affordability that is as strict as the HOME program standards at 24 CFR 92.252(a), (c), (e), and (f), and 92.254. The City of Sunrise will require all recipients of NSP funding to execute a mortgage, a promissory note, and a declaration of restrictive covenants. These documents will be recorded in the Public Records and are enforceable mechanisms to insure continued affordability. The HOME monitoring requirements as defined in 24 CFR Part 92 will be followed. See below for more specific requirements tied to each level of funding. The recapture option is the preferred option for NSP assisted homebuyer units as described at 24 CFR 92.254 (a)(5)(ii). The recovery shall be as shown below:

Minimum Affordability Period
\$15,000 or less - 5 years
\$15,000 to \$40,000-10 years
Over \$40,000-15 years

Definition of Blighted Structure:

A blighted structure is 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:

Affordable Rents: The City of Sunrise has adopted the definition adopted for the HOME program. Per 24 CFR Part 92.252, HUD provides following maximum HOME rent limits. The maximum HOME rents are the lesser of: 1) the fair market rent for existing housing for comparable units established by HUD under 24 CFR 888.111; or 2) a rent that does not exceed 30 percent of the adjusted income of a family whose annual income equals 65 percent of the median income for the area, adjusting for the number of bedrooms. The City of Sunrise will not undertake a rental project with five or more assisted HOME units.

Housing Rehabilitation/New Construction Standards:

- o 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 will be designed to meet the standard for Energy Star Qualified New Homes. No buildings will be acquired above two stories.
- o There will be no gut rehabilitation or new construction of mid -or high-rise multifamily housing.
- o 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, furnaces, boilers, air conditioning units, refrigerators, clothes washers and dishwashers) with Energy Star-46 labeled products.
- o Water efficient toilets, showers, and faucets, such as those with the WaterSense label, will be installed.
- o Where appropriate, the housing will be improved to mitigate the impact of hurricanes.
- o Rehabilitation will include as a priority the elimination or otherwise "curing" of any and all pre-existing Building Code violations, health, and safety hazards. This includes pre-existing conditions found that include un-permitted room additions, garage conversions, patio additions, and other alterations. All such pre-existing construction must either brought up to Florida Building Code including obtaining the necessary after-the-fact Building Permits or demolished, as part of the rehabilitation project.

Vicinity Hiring:

The City requires that its responsible organizations 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. All contractors will participate in Section 3 Training to inform them of the City's vicinity hiring preference. The City staff will coordinate with Workforce One of Broward County to provide a hiring source for City residents.

Procedures for Preferences for Affordable Rental Dev.:

Affordable Rents: The City of Sunrise has adopted the definition adopted for the HOME program. Per 24 CFR Part 92.252, HUD provides following maximum HOME rent limits. The maximum HOME rents are the lesser of: 1) the fair market rent for existing housing for comparable units established by HUD under 24 CFR 888.111; or 2) a rent that does not exceed 30 percent of the adjusted income of a family whose annual income equals 65 percent of the median income for the area, adjusting for the number of bedrooms. The City of Sunrise will not undertake a rental project with five or more assisted HOME units.

Grantee Contact Information:

The City of Sunrise, Florida
Community Development Department
Redevelopment and Grants Division



1601 Northwest 136th Avenue
 Sunrise, Florida 33323-2834
 Carl J. Freeman, AICP, Redevelopment and Grants Manager
 954 578-4766 (O)
 954 578-4768 (F)
 cfreeman@cityofsunrisefl.gov

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
03111	Planning and Administration	03111-1	Program Planning and Administration
03112	Low Income (50% of AMI),	03112-1	Acquisition of Residential Homes by Habitat
		03112-2	Rehabilitation of Residential Structures by Habitat
03114	Foreclosure Acquisition,	03114-1	Acquisition by BAND
		03114-2	Rehabilitation by BAND
9999	Restricted Balance	<i>No activities in this project</i>	



Activities

Project # / Title: 03111 / Planning and Administration

Grantee Activity Number: 03111-1
Activity Title: Program Planning and Administration

Activity Type:

Administration

Project Number:

03111

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)

Environmental Assessment:

EXEMPT

Benefit Report Type:

NA

Activity Status:

Completed

Project Title:

Planning and Administration

Projected End Date:

03/10/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 136,542.17

Other Funds: \$ 0.00

Total Funds: \$ 136,542.17

Program Income Account:

NSP 3

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Sunrise, Florida

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Sunrise, Florida

Organization Type

Local Government

Proposed Budget

\$ 136,542.17

Location Description:



Activity Description:

City of Sunrise Redevelopment and Grants Division administrative and planning costs.
 Program Planning and Administration
 24 CFR 570.206

Project # / Title: 03112 / Low Income (50% of AMI), Foreclosure Acquisition

Grantee Activity Number: 03112-1
Activity Title: Acquisition of Residential Homes by Habitat

Activity Type:

Acquisition - general

Project Number:

03112

Projected Start Date:

04/12/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Completed

Project Title:

Low Income (50% of AMI), Foreclosure

Projected End Date:

03/10/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 217,203.24

Other Funds: \$ 0.00

Total Funds: \$ 217,203.24

Program Income Account:

NSP 3

Proposed Beneficiaries

Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	4	4		100.00
# of Households	4	4		100.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total

4

4



of Parcels acquired voluntarily 4
of Properties 4

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Habitat For Humanity of Broward County

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Habitat For Humanity of Broward County	Non-Profit	\$ 217,203.24

Location Description:

Priority One - NW 64th Ave to NW 73rd Ave- South of Oakland Park Boulevard to Sunset Strip Neighborhood ID: 4391754
Priority Two - Sunset Strip Homes - South Side of Sunset Strip from 64th Avenue to University Dr. Neighborhood ID: 6337432
Priority Three - Old Sunrise Village - Neighborhood bordering Sunset Strip from NW 12 Street to NW 60th Avenue
Neighborhood ID: 1954437

Activity Description:

Costs of acquisition of 4 vacant, foreclosed properties for residential rehabilitation. This activity is to benefit income eligible households identified by the City and Habitat as eligible for the very-low income assistance provided by Habitat.

24 CFR 570.201(a) Acquisition

(b) Disposition,

(i) Relocation, and

(n) Direct homeownership assistance (as modified below);



Grantee Activity Number: 03112-2
Activity Title: Rehabilitation of Residential Structures by Habitat

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 03112

Projected Start Date:
 04/12/2011

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

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

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 Low Income (50% of AMI), Foreclosure

Projected End Date:
 03/10/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 372,514.49

Other Funds: \$ 0.00

Total Funds: \$ 372,514.49

Program Income Account:
 NSP 3

Ancillary Activities

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
Habitat For Humanity of Broward County	Acquisition - general	03112	03112-1	Acquisition of Residential Homes by Habitat	NSP 3

Association Description:

Associated with 3112-1 Acquisition

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	4	4		100.00
# of Households	4	4		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	4
# of Housing Units	4
# ELI Households (0-30% AMI)	
#Low flow showerheads	4
#Low flow toilets	4
#Dishwashers replaced	1



#Clothes washers replaced	2
#Refrigerators replaced	4
#Replaced hot water heaters	2
#Replaced thermostats	4
#Efficient AC added/replaced	4
#Additional Attic/Roof Insulation	2
# of Properties	4

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Habitat For Humanity of Broward County

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Habitat For Humanity of Broward County	Non-Profit	\$ 372,514.49

Location Description:

Priority One - NW 64th Ave to NW 73rd Ave- South of Oakland Park Boulevard to Sunset Strip Neighborhood ID: 4391754
 Priority Two - Sunset Strip Homes - South Side of Sunset Strip from 64th Avenue to University Dr. Neighborhood ID: 6337432
 Priority Three - Old Sunrise Village - Neighborhood bordering Sunset Strip from NW 12 Street to NW 60th Avenue
 Neighborhood ID: 1954437

Activity Description:

This activity provides funding to Habitat for the rehabilitation of the units acquired under this project. 24 CFR 570.201 (a) and 570.202 (a)1 eligible rehabilitation and preservation activities for homes and other residential properties.

Project # / Title: 03114 / Foreclosure Acquisition, Rehabilitation, and Resale of

Grantee Activity Number: 03114-1
Activity Title: Acquisition by BAND

Activity Type:

Acquisition - general

Activity Status:

Completed

Project Number:

03114

Project Title:

Foreclosure Acquisition, Rehabilitation, and



Projected Start Date:

04/12/2011

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)

Projected End Date:

03/10/2014

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:****Total Budget:** \$ 488,056.80**Other Funds:** \$ 0.00**Total Funds:** \$ 488,056.80**Program Income Account:**

NSP 3

Proposed Beneficiaries**# Owner Households**

	Total	Low	Mod	Low/Mod%
# Owner Households	6		6	100.00
# of Households	6		6	100.00

of Households**Proposed Accomplishments****# of Singlefamily Units****# of Housing Units****# of Parcels acquired voluntarily****# of Properties****Total**

6

6

6

6

Activity is being carried out by Grantee:

No

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

Broward Alliance For Neighborhood Development

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

Broward Alliance For Neighborhood Development

Organization Type

Non-Profit

Proposed Budget

\$ 488,056.80

Location Description:

Priority One - NW 64th Ave to NW 73rd Ave- South of Oakland Park Boulevard to Sunset Strip Neighborhood ID: 4391754

Priority Two - Sunset Strip Homes - South Side of Sunset Strip from 64th Avenue to University Dr. Neighborhood ID: 6337432

Priority Three - Old Sunrise Village - Neighborhood bordering Sunset Strip from NW 12 Street to NW 60th Avenue

Neighborhood ID: 1954437



Activity Description:

This activity funds the acquisition of vacant, foreclosed properties by BAND for subsequent rehabilitation.

24 CFR 570.201(a) Acquisition

(b) Disposition,

(i) Relocation, and

(n) Direct homeownership assistance (as modified below);



Grantee Activity Number: 03114-2
Activity Title: Rehabilitation by BAND

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

03114

Projected Start Date:

04/12/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Completed

Project Title:

Foreclosure Acquisition, Rehabilitation, and

Projected End Date:

03/10/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 805,930.41

Other Funds: \$ 0.00

Total Funds: \$ 805,930.41

Program Income Account:

NSP 3

Ancillary Activities

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
Broward Alliance For Neighborhood Development	Acquisition - general	03114	03114-1	Acqisition by BAND	NSP 3

Association Description:

This activity is associated with acquisition.

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	6		6	100.00
# of Households	6		6	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	6
# of Housing Units	6
#Low flow showerheads	6
#Dishwashers replaced	6
#Clothes washers replaced	6
#Refrigerators replaced	6
#Replaced hot water heaters	6



#Replaced thermostats	6
#Efficient AC added/replaced	6
#Additional Attic/Roof Insulation	6
# of Properties	6

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Broward Alliance For Neighborhood Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Broward Alliance For Neighborhood Development	Non-Profit	\$ 805,930.41

Location Description:

Priority One - NW 64th Ave to NW 73rd Ave- South of Oakland Park Boulevard to Sunset Strip Neighborhood ID: 4391754
 Priority Two - Sunset Strip Homes - South Side of Sunset Strip from 64th Avenue to University Dr. Neighborhood ID: 6337432
 Priority Three - Old Sunrise Village - Neighborhood bordering Sunset Strip from NW 12 Street to NW 60th Avenue
 Neighborhood ID: 1954437

Activity Description:

24 CFR 570.201 (a) and 570.202 (a)1 eligible rehabilitation and preservation activities for homes and other residential properties.

Action Plan Comments:

- Reviewer - The City of Sunrise Action Plan is consistent with the pre-review (prior) submission of NSP3. DM
- Reviewer - The City of Sunrise transferred \$25,000.00 of grant funds from Aquisition LMMI to Rehab LMMI to pay off the balance on invoices. The city Forgot to make the same adjustments to the proposed budget amounts, therefore the overall grant does not balance with the proposed budget.....The Action Plan is rejected for corrections. DM 02/20/2013
- Reviewer - The City of Sunrise made \$25,000.00 adjustment from Aquisition-LMMI to Rehab-LMMI to pay off the final invoices. The City is currently at 48.15% disbursed on funds and is on target to meeting the 50% deadline.DM 02/21/2013
- Reviewer - Action Plan rejected to to errors in calculations. DM 08/09/2013
- Reviewer - The City commission of Sunrise has approved the change with NSP3 grant funds for and increase in Acquitision/Rehab and Program Admin to support the increase in rehab and the cost for additional Admin. DM 08/09/2013. All changes was posted on the city website and local paper.



Reviewer - The City increased two line items with \$90,000 in program income. Based on the amount, the City had to do substantial amendment to reflect the increase of \$9,000 in admin and the increase Activity 3114-2, Rehabilitation by Broward Alliance for Neighborhood Development, in the amount of \$81,000.

Reviewed and approved by La Vora Bussey 06/12/2014

Reviewer - The City updated the Action Plan to provide duplicating addresses. The City also contacted the Help Desk to get guidance in completing this task. The City explained it in the narrative that before hitting the submit button, the addresses could be put in to associate activities that dealt with one address to avoid address duplication.

Reviewed and approved by La Vora Bussey 08/31/2016

Reviewer - The City indicated that they received technical assistance from the TA provider. The City then reduced the obligations and budget to match the amounts already disbursed, and the City corrected the estimated program income to reflect the amount of program income actually received. The City indicated that there will be no more draws. The City will begin the process to transfer the remaining program income to CDBG program.

Reviewed and approved by La Vora Bussey 12/01/2016.

Reviewer - The City has completed two final drawdowns, so it can complete the activities. The City indicated that it will cancel an old drawdown and revise it and do it again. Finance needs to do the approvals before any changes can be made to the activity status to complete from underway. The City needs to do this step before submitting the Action Plans.

Reviewed and approved by La Vora B. Bussey 03/01/2017

Action Plan History

Version	Date
B-11-MN-12-0027 AP#1	03/01/2017
B-11-MN-12-0027 AP#2	12/01/2016
B-11-MN-12-0027 AP#3	08/31/2016
B-11-MN-12-0027 AP#4	06/12/2014
B-11-MN-12-0027 AP#5	04/08/2014
B-11-MN-12-0027 AP#6	02/10/2014
B-11-MN-12-0027 AP#7	12/30/2013
B-11-MN-12-0027 AP#8	08/09/2013
B-11-MN-12-0027 AP#9	02/21/2013
B-11-MN-12-0027 AP#10	04/20/2011

