

Action Plan

Grantee: West Palm Beach, FL

Grant: B-11-MN-12-0030

LOCCS Authorized Amount:	\$ 2,147,327.00
Grant Award Amount:	\$ 2,147,327.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 0.00
Total Budget:	\$ 2,147,327.00

Funding Sources

No Funding Sources Found

Narratives

Summary of Distribution and Uses of NSP Funds:

Acquisition & Rehabilitation of Properties	\$932,595
Redevelopment of Demolished or Vacant Properties as Housing	\$800,000
Demolish Blighted Structures	\$100,000
Land Bank of Acquired Properties	\$100,000
Administration	\$214,732
NSP-3 Total	\$2,147,327

How Fund Use Addresses Market Conditions:

The City of West Palm Beach Housing and Community Development Department utilized the US Department of Housing and Urban Development (HUD) NSP3 Mapping Tool to determine the City's areas/neighborhoods of greatest need. The two (2) neighborhoods identified Coleman Park and Pleasant City were also selected as NSP1 Target Areas and continue to be effected by foreclosures as well as vacant and abandon properties. In an effort to stabilize and have a viable impact on the neighborhoods, a focused approach and investment, such as the additional investment of NSP3 funding, is required.

The HUD NSP3 Mapping Tool predicts where foreclosures are likely by estimating serious delinquency rates using data on the leading causes of foreclosures: subprime loans, increased unemployment, and fall in home values. Pursuant to HUD requirements, the selected neighborhoods, Coleman Park and Pleasant City, met the minimum need score of 17 as the weighted average need score is 18.89.

In an effort to have a viable impact in the Coleman Park and Pleasant City areas, the City of West Palm Beach is continuing its investment in the original NSP1 Target areas. Within both areas, at least 94 percent of the current residents have household incomes which are less than 120 percent of area median income (AMI) and at least 87 percent of current residents have household incomes which are less than 80 percent of area median income (AMI). As such, the City has taken a collaborative approach to investing in these neighborhoods, through NSP1, NSP3, Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME) and General Fund Dollars.

Ensuring Continued Affordability:

The City of West Palm Beach will ensure long term affordability on all properties purchased with NSP3 funding through the use of a Restrictive Covenant that will be recorded against the property. If the assisted property title is transferred before the affordability period expires, the NSP3 funds will be subject to recapture pursuant to the City of West Palm Beach agreement with the recipient.

The City will use 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 (Rental)

NSP3 acquired single family properties that are sold to eligible applicants will be monitored annually through a certification of occupancy statement by each homeowner. Multifamily and rental properties will be monitored annually during the affordability period to ensure the property remains in compliance with the NSP3 regulations as well as with the City of West Palm Beach Agreement with the recipient. In addition, all properties receiving NSP funding will be secured by a Restrictive Covenant as well as a recorded mortgage and note, in favor of the City of West Palm Beach.

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 West Palm Beach & Palm Beach County Metropolitan Statistical Area (MSA).

Housing Rehabilitation/New Construction Standards:

All housing that requires rehabilitation must meet the City's written Rehabilitation Standards and local building codes including the Standard Southern Building Code (SBCCI), ordinances and other requirements relating to housing safety, quality, and habitability in an effort to sell, rent or redevelop homes and properties.

City of West Palm Beach Written Rehabilitation Standards will be used to describe in detail the specifications for the rehabilitation work needed to bring substandard housing into compliance with Ordinance No. 4305-10 (Chapter 18, Article IV), adopted October 18, 2010, which defines the minimum housing code for the City of West Palm Beach.

Vicinity Hiring:

The City of West Palm Beach has a current Section 3 policy to ensure that employment and other economic opportunities generated by certain HUD financial assistance shall, to the greatest extent feasible, and consistent with existing Federal, State, and local laws and regulations, be directed toward low and very low income persons, particularly those who are recipients of government assistance for housing, and to business concerns which provide economic opportunities to low and very low income persons.

This policy is available for HUD's consideration and review.

Procedures for Preferences for Affordable Rental Dev.:

The City of West Palm Beach has targeted the Coleman Park and Pleasant City areas for the Neighborhood Stabilization Program 3 (NSP3) funding as these areas have been severely impacted by the foreclosure crisis. The NSP3 Program provides resources to acquire, rehabilitate, and construct housing in the target areas as forty-six (46%) percent of the housing supply was built prior to 1949.

The aforementioned areas are transient in nature as seventy-five (75%) percent of the housing stock is currently occupied by renters. USPS data illustrate that over 245 housing units have been vacant for ninety (90) days or more. Additionally, HMDA data confirms that Coleman Park and Pleasant City have forty (40%) percent and fourteen (14%) percent, respectively, of its housing units are financed with high cost mortgages. As such, in an effort to stabilize the current property values and increase the vitality of the areas, the City's primary focus is homeownership; however, affordable rental housing opportunities will be made available to meet the needs of the target areas.

The City has taken a collaborative approach to investing in these neighborhoods and seeks to provide affordable housing opportunities, both homeownership and rental, to eligible income residents.

Grantee Contact Information:

Housing & Community Development
 City of West Palm Beach
 401 Clematis Street, 3rd Fl
 West Palm Beach, Florida 33401
 561-822-1250

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
1	Acquisition and Rehabilitation of	1.1	Acquisition & Rehab-Low
		1.2	Acquisition & Rehab-LMMI



2	Redevelopment of Demolished or	2.1	Redevelopment-Low
		2.2	Redevelopment-LMMI
3	Demolish Blighted Structures	3.1	Demolition-Low
		3.2	Demolition-LMMI
4	Land Bank of Acquired Properties	4.1	Land Banking
5	Planning and Administration	5.1	Administration
9999	Restricted Balance		<i>No activities in this project</i>

Activities



Grantee Activity Number: 1.1
Activity Title: Acquisition & Rehab-Low

Activity Type:

Acquisition - general

Project Number:

1

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:

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

Environmental Assessment:

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation of Properties

Projected End Date:

04/01/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 150,000.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 150,000.00

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 Properties	3

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

Organization carrying out Activity:

City of West Palm Beach2

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of West Palm Beach2	Local Government	\$ 350,000.00

Location Description:

This activity will be undertaken in the target areas identified, Coleman Park and Pleasant City. Individual properties will be identified within target areas of the communities that are small enough to provide the greatest impact.



Activity Description:

Acquisition: The City of West Palm Beach will acquire foreclosed, vacant, or abandoned REO properties in the target areas. All properties will be purchased at or below 99% of the appraised value. The City will procure qualified nonprofit Housing Partners to own, manage and assist in the acquisition and rehabilitation of the NSP3 properties. Approved Housing Partners will be limited to the number of homes acquired based on capacity as determined by the City. The acquired properties will be secured by a deferred payment, zero percent (0%) interest rate loan &dash secured by a mortgage, note and restrictive covenant, in favor of the City of West Palm Beach in an amount equal to the purchase price and rehabilitation cost.

Program income/revenue received from the sale and/or rental of the NSP3 assisted properties will be reinvested for future eligible NSP activities.

The City will allow and pay for service fees that are fair and reasonable as part of the acquisition and rehabilitation process. Service fees and other soft/project related costs associated with the acquisition and rehabilitation shall be considered program delivery type costs.

Rehabilitation: Properties acquired that require rehabilitation must meet the Minimum Housing Code and all local building codes, such as but not limited to the Standard Southern Building Code, the City's written Rehabilitation Standards, and ordinances and other requirements relating to housing safety, quality, and habitability in an effort to sell, rent or redevelop homes and properties. Costs of rehabilitation may include the following: labor, materials, supplies, permits, lead paint assessment, abatement and clearance, energy efficient and green building measures, asbestos removal, and program delivery.

Sale of Homes: All NSP3 single-family acquired and rehabilitated properties will initially be made available for homeownership opportunities for eligible families/individuals whose household income is at or below 120 percent of area median income (AMI) as defined and published annually by HUD. The properties will be sold for the lesser of the amount of NSP assistance provided to acquire and rehabilitate the home up to a decent, safe, and habitable condition or the appraised value subject to the City's approval.

In an effort to ensure affordability, eligible families/individuals may receive NSP3 subsidy as a "soft" second mortgage in the form of a deferred payment, zero percent (0%) interest rate loan, secured by a mortgage, note and restrictive covenant, in favor of the City of West Palm Beach for a portion of the downpayment and closing costs associated with purchasing the unit. The eligible family/individual must qualify and be approved by a lender for the first mortgage. The lender must document and comply with the US Department of Treasury's guidance for non-traditional mortgages as outlined at <http://www.fdic.gov/regulations/laws/rules/5000-5160.html>

All individuals/families interested in purchasing a home through the NSP3 Program will be required to have a minimum of eight (8) hours of housing counseling from a HUD certified housing counseling agency (www.hud.gov), prior to obtaining a mortgage loan.

The City will use 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 (Rental)

Rental: If the NSP3 assisted property does not sell within a time period as determined by the City or if the City has determined that the property is better suited for rental purposes, the property will be marketed for rent and/or as a lease-purchase to an eligible household. This strategy will allow the City to reduce the number of vacant homes in the neighborhoods as well as provide additional affordable housing opportunities for low income families/individuals.

Several of the City's goals with this activity is to attract new residents to the target areas, increase affordable housing opportunities, both rental and homeownership, while leveraging private lending as well as removing blighting influences and vacant structures. As such, the City anticipates acquiring and rehabilitating 15 REO, vacant and/or abandoned homes to lower the vacancy rate and increase the supply of affordable housing for both homeownership and rental. Low income target (25% set-aside): Of the 15 units, the City anticipates that 3 units or \$350,000 will be set aside for families/individuals whose household income does not exceed 50% of area median income as defined by HUD.



Grantee Activity Number: 1.2
Activity Title: Acquisition & Rehab-LMMI

Activity Type:

Acquisition - general

Project Number:

1

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:

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

Environmental Assessment:

Benefit Report Type:

Direct (Households)

Activity Status:

Planned

Project Title:

Acquisition and Rehabilitation of Properties

Projected End Date:

04/01/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 100,000.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 100,000.00

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	12		12	100.00
# of Households	12		12	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	12
# of Housing Units	12
# of Properties	12

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of West Palm Beach2

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of West Palm Beach2	Local Government	\$ 582,595.00



Location Description:

This activity will be undertaken in the target areas identified, Coleman Park and Pleasant City. Individual properties will be identified within target areas of the communities that are small enough to provide the greatest impact.

Activity Description:

Acquisition: The City of West Palm Beach will acquire foreclosed, vacant, or abandoned REO properties in the target areas. All properties will be purchased at or below 99% of the appraised value. The City will procure qualified nonprofit Housing Partners to own, manage and assist in the acquisition and rehabilitation of the NSP3 properties. Approved Housing Partners will be limited to the number of homes acquired based on capacity as determined by the City. The acquired properties will be secured by a deferred payment, zero percent (0%) interest rate loan, secured by a mortgage, note and restrictive covenant, in favor of the City of West Palm Beach in an amount equal to the purchase price and rehabilitation cost.

Program income/revenue received from the sale and/or rental of the NSP3 assisted properties will be reinvested for future eligible NSP activities.

The City will allow and pay for service fees that are fair and reasonable as part of the acquisition and rehabilitation process. Service fees and other soft/project related costs associated with the acquisition and rehabilitation shall be considered program delivery type costs.

Rehabilitation: Properties acquired that require rehabilitation must meet the Minimum Housing Code and all local building codes, such as but not limited to the Standard Southern Building Code, the City's written Rehabilitation Standards, and ordinances and other requirements relating to housing safety, quality, and habitability in an effort to sell, rent or redevelop homes and properties. Costs of rehabilitation may include the following: labor, materials, supplies, permits, lead paint assessment, abatement and clearance, energy efficient and green building measures, asbestos removal, and program delivery.

Sale of Homes: All NSP3 single-family acquired and rehabilitated properties will initially be made available for homeownership opportunities for eligible families/individuals whose household income is at or below 120 percent of area median income (AMI) as defined and published annually by HUD. The properties will be sold for the lesser of the amount of NSP assistance provided to acquire and rehabilitate the home up to a decent, safe, and habitable condition or the appraised value subject to the City's approval.

In an effort to ensure affordability, eligible families/individuals may receive NSP3 subsidy as a "second mortgage" in the form of a deferred payment, zero percent (0%) interest rate loan, secured by a mortgage, note and restrictive covenant, in favor of the City of West Palm Beach for a portion of the downpayment and closing costs associated with purchasing the unit. The eligible family/individual must qualify and be approved by a lender for the first mortgage. The lender must document and comply with the US Department of Treasury's guidance for non-traditional mortgages as outlined at <http://www.fdic.gov/regulations/laws/rules/5000-5160.html>

All individuals/families interested in purchasing a home through the NSP3 Program will be required to have a minimum of eight (8) hours of housing counseling from a HUD certified housing counseling agency (www.hud.gov), prior to obtaining a mortgage loan.

The City will use 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 (Rental)

Rental: If the NSP3 assisted property does not sell within a time period as determined by the City or if the City has determined that the property is better suited for rental purposes, the property will be marketed for rent and/or as a lease-purchase to an eligible household. This strategy will allow the City to reduce the number of vacant homes in the neighborhoods as well as provide additional affordable housing opportunities for low income families/individuals.

Several of the City's goals with this activity is to attract new residents to the target areas, increase affordable housing opportunities, both rental and homeownership, while leveraging private lending as well as removing blighting influences and vacant structures. As such, the City anticipates acquiring and rehabilitating 15 REO, vacant and/or abandoned homes to lower the vacancy rate and increase the supply of affordable housing for both homeownership and rental. Low income target (25% set-aside): Of the 15 units, the City anticipates that 3 units or \$350,000 will be set aside for families/individuals whose household income does not exceed 50% of area median income as defined by HUD.



Grantee Activity Number: 2.1
Activity Title: Redevelopment-Low

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 2

Project Title:
 Redevelopment of Demolished or Vacant Properties as

Projected Start Date:
 04/01/2011

Projected End Date:
 04/01/2014

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: \$ 600,000.00

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: \$ 600,000.00

Environmental Assessment:
 UNDERWAY

Benefit Report Type:
 Direct (Households)

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
# ELI Households (0-30% AMI)	

Activity is being carried out by Grantee:
 Yes

Activity is being carried out through:
 Grantee Employees and Contractors

Organization carrying out Activity:
 City of West Palm Beach2

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of West Palm Beach2	Local Government	\$ 600,000.00



Location Description:

This activity will be undertaken in the target areas identified, Coleman Park and Pleasant City. Individual properties will be identified within target areas of the communities that are small enough to provide the greatest impact.

Activity Description:

All properties redeveloped with NSP3 funding will be made available for homeownership, lease-purchase, or rental opportunities for eligible families/individuals at or below 120 percent of area median income (AMI).

Sale of Homes: All NSP3 properties acquired and redeveloped under this strategy will initially be made available for homeownership opportunities for eligible families/individuals whose household income is at or below 120 percent of area median income (AMI) as defined and published annually by HUD. The properties will be sold for the lesser of the amount of NSP assistance provided to acquire and rehabilitate the home up to a decent, safe, and habitable condition or the appraised value subject to the City's approval.

In an effort to ensure affordability, eligible families/individuals may receive NSP3 subsidy as a "soft" second mortgage in the form of a deferred payment, zero percent (0%) interest rate loan, secured by a mortgage, note and restrictive covenant, in favor of the City of West Palm Beach for a portion of the downpayment and closing costs associated with purchasing the unit. The eligible family/individual must qualify and be approved by a lender for the first mortgage. The lender must document and comply with the US Department of Treasury's guidance for non-traditional mortgages as outlined at <http://www.fdic.gov/regulations/laws/rules/5000-5160.html>

All individuals/families interested in purchasing a home through the NSP3 Program will be required to have a minimum of eight (8) hours of housing counseling from a HUD certified housing counseling agency (www.hud.gov), prior to obtaining a mortgage loan.

The City will use 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 (Rental)

Rental: If the NSP3 assisted property does not sell within a time period as determined by the City or if the City has determined that the property is better suited for rental purposes, the property will be marketed as a lease-purchase and/or for rent to an eligible household. This strategy will allow the City to reduce the number of vacant homes in the neighborhoods as well as provide additional affordable housing opportunities for low income families/individuals.

Several of the City's goals with this activity is to attract new residents to the target areas, increase affordable housing opportunities, both rental and homeownership, while leveraging private lending as well as removing blighting influences and vacant structures. As such, the City anticipates redeveloping six (6) demolished or vacant properties to lower the vacancy rate and increase the supply of affordable housing for both homeownership and rental. Low income target (25% set-aside): Of the 6 units, the City anticipates that 1 unit or \$186,832 will be set aside for families/individuals whose household income does not exceed 50% of area median income as defined by HUD.

Grantee Activity Number: 2.2
Activity Title: Redevelopment-LMMI

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 2

Project Title:
 Redevelopment of Demolished or Vacant Properties as

Projected Start Date:
 04/01/2011

Projected End Date:
 04/01/2014

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: \$ 1,082,595.00

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

Other Funds Total: \$ 0.00

Environmental Assessment:
 UNDERWAY

Total Funds Amount: \$ 1,082,595.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	5		5	100.00
# of Households	5		5	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	5
# of Housing Units	5

Activity is being carried out by Grantee:
 Yes

Activity is being carried out through:
 Grantee Employees and Contractors

Organization carrying out Activity:
 City of West Palm Beach2

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of West Palm Beach2	Local Government	\$ 1,082,595.00

Location Description:

This activity will be undertaken in the target areas identified, Coleman Park and Pleasant City. Individual properties will be identified within target areas of the communities that are small enough to provide the greatest impact.

Activity Description:



All properties redeveloped with NSP3 funding will be made available for homeownership, lease-purchase, or rental opportunities for eligible families/individuals at or below 120 percent of area median income (AMI).

Sale of Homes: All NSP3 properties acquired and redeveloped under this strategy will initially be made available for homeownership opportunities for eligible families/individuals whose household income is at or below 120 percent of area median income (AMI) as defined and published annually by HUD. The properties will be sold for the lesser of the amount of NSP assistance provided to acquire and rehabilitate the home up to a decent, safe, and habitable condition or the appraised value subject to the City's approval.

In an effort to ensure affordability, eligible families/individuals may receive NSP3 subsidy as a "soft" second mortgage in the form of a deferred payment, zero percent (0%) interest rate loan, secured by a mortgage, note and restrictive covenant, in favor of the City of West Palm Beach for a portion of the downpayment and closing costs associated with purchasing the unit. The eligible family/individual must qualify and be approved by a lender for the first mortgage. The lender must document and comply with the US Department of Treasury's guidance for non-traditional mortgages as outlined at <http://www.fdic.gov/regulations/laws/rules/5000-5160.html>

All individuals/families interested in purchasing a home through the NSP3 Program will be required to have a minimum of eight (8) hours of housing counseling from a HUD certified housing counseling agency (www.hud.gov), prior to obtaining a mortgage loan.

The City will use 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 (Rental)

Rental: If the NSP3 assisted property does not sell within a time period as determined by the City or if the City has determined that the property is better suited for rental purposes, the property will be marketed as a lease-purchase and/or for rent to an eligible household. This strategy will allow the City to reduce the number of vacant homes in the neighborhoods as well as provide additional affordable housing opportunities for low income families/individuals.

Several of the City's goals with this activity is to attract new residents to the target areas, increase affordable housing opportunities, both rental and homeownership, while leveraging private lending as well as removing blighting influences and vacant structures. As such, the City anticipates redeveloping six (6) demolished or vacant properties to lower the vacancy rate and increase the supply of affordable housing for both homeownership and rental. Low income target (25% set-aside): Of the 6 units, the City anticipates that 1 unit or \$186,832 will be set aside for families/individuals whose household income does not exceed 50% of area median income as defined by HUD.

Grantee Activity Number: 3.1
Activity Title: Demolition-Low

Activity Type:
 Clearance and Demolition

Activity Status:
 Planned

Project Number:
 3

Project Title:
 Demolish Blighted Structures

Projected Start Date:
 04/01/2011

Projected End Date:
 04/01/2014

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: \$ 0.00

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: \$ 0.00

Environmental Assessment:

Benefit Report Type:
 Direct (Households)

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

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

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

Organization carrying out Activity:
 City of West Palm Beach2

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of West Palm Beach2	Local Government	\$ 0.00

Location Description:

This activity will be undertaken in the target areas identified, Coleman Park and Pleasant City. Individual properties will be identified within target areas of the communities that are small enough to provide the greatest impact.

Activity Description:

Structures acquired unfit for use, habitation, or dangerous to persons or other property shall be demolished. In addition, structures that exhibit objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare and/or structures showing evidence of physical decay or neglect, excessive use, or lack of maintenance shall also be demolished.

Properties demolished under this strategy will be redeveloped as affordable housing as stated in Activity 2 or placed on the City's Affordable Housing's Land Inventory List to be developed at a time in accordance with the NSP3 rules and regulations.

Several of the City's goals with this activity are to eliminate problem structures/properties, clear land for redevelopment and clear for land banking. As such, the City anticipates demolishing/removing five (5) blighted properties to stabilize population and property values. Of the five (5) blighted properties, the City estimates that one (1) will benefit a family/individual whose household income does not exceed 50% of area median income, two (2) will benefit families/individuals whose household income does not exceed 80% of area median income and two (2) will benefit families/individuals whose household income does not exceed 120% of area median income.

The City also estimate that two (2) of the five (5) blighted structures will be landbanked as stated/outlined in Activity 4.



Grantee Activity Number: 3.2
Activity Title: Demolition-LMMI

Activity Type:
 Clearance and Demolition

Activity Status:
 Planned

Project Number:
 3

Project Title:
 Demolish Blighted Structures

Projected Start Date:
 04/01/2011

Projected End Date:
 04/01/2014

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: \$ 0.00

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

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 0.00

Environmental Assessment:

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Households	5		5	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	5
# of Housing Units	5
# of Properties	5

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

Organization carrying out Activity:
 City of West Palm Beach2

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of West Palm Beach2	Local Government	\$ 80,000.00

Location Description:

This activity will be undertaken in the target areas identified, Coleman Park and Pleasant City. Individual properties will be identified within target areas of the communities that are small enough to provide the greatest impact.

Activity Description:

Structures acquired unfit for use, habitation, or dangerous to persons or other property shall be demolished. In addition, structures that exhibit objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare and/or structures showing evidence of physical decay or neglect, excessive use, or lack of maintenance shall also be demolished.

Properties demolished under this strategy will be redeveloped as affordable housing as stated in Activity 2 or placed on the City's Affordable Housing's Land Inventory List to be developed at a time in accordance with the NSP3 rules and regulations.

Several of the City's goals with this activity are to eliminate problem structures/properties, clear land for redevelopment and clear for land banking. As such, the City anticipates demolishing/removing five (5) blighted properties to stabilize population and property values. Of the five (5) blighted properties, the City estimates that one (1) will benefit a family/individual whose household income does not exceed 50% of area median income, two (2) will benefit families/individuals whose household income does not exceed 80% of area median income and two (2) will benefit families/individuals whose household income does not exceed 120% of area median income.

The City also estimate that two (2) of the five (5) blighted structures will be landbanked as stated/outlined in Activity 4.



Grantee Activity Number: 4.1
Activity Title: Land Banking

Activity Type:

Land Banking - Acquisition (NSP Only)

Project Number:

4

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:

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

Environmental Assessment:

Benefit Report Type:

Area Benefit (Survey)

Activity Status:

Planned

Project Title:

Land Bank of Acquired Properties

Projected End Date:

04/01/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 0.00

Proposed Beneficiaries

of Persons

Total	Low	Mod	Low/Mod%
			0.0

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

City of West Palm Beach2

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of West Palm Beach2

Organization Type

Local Government

Proposed

\$ 0.00

Location Description:

This activity will be undertaken in the target areas identified, Coleman Park and Pleasant City. Individual properties will be identified within target areas of the communities that are small enough to provide the greatest impact.

Activity Description:



Amended April 2013

The City will purchase properties in the defined target areas that have been abandoned or foreclosed and temporarily maintain, assemble parcels, facilitate redevelopment of, market, and dispose of those properties for the purpose of stabilizing neighborhoods and encouraging reuse or redevelopment. Each property will be maintained by the City's Affordable Housing Land Inventory List and be sold to income eligible households and/or sold to develop affordable housing for income-eligible households.

Land banking will directly benefit households at or below 120% AMI. Financing will be provided at a 0% deferred payment loan. The property will not be held more than ten (10) years from the date of acquisition.

If homes are constructed on the acquired properties, homes will be made available to income eligible households.

The City will use the minimum affordability standards that fall under the federal HOME Investment Partnership Program which are listed below:

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

As described above, the City will ensure continued affordability through the use of a Restrictive Covenant, mortgage and note in favor of the City of West Palm Beach.

Several of the City's goals with this activity are to eliminate problem structures/properties, clear land for redevelopment and clear for land banking. As such, the City anticipates land banking ten (10) properties to stabilize population and property values.

Grantee Activity Number: 5.1
Activity Title: Administration

Activity Type:

Administration

Project Number:

5

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:

Benefit Report Type:

NA

Activity Status:

Planned

Project Title:

Planning and Administration

Projected End Date:

04/01/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 214,732.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 214,732.00

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

City of West Palm Beach2

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of West Palm Beach2	Local Government	\$ 214,732.00

Location Description:

City of West Palm Beach

Activity Description:

In accordance with NSP3 rules and regulations, ten percent (10%) of the City of West Palm Beach's NSP3 allocation will be used for general administration and planning costs.

General administration and planning costs to implement the activities identified within this Amendment.



Action Plan Comments:

- Reviewer - The Action Plan submitted in DRGR is consistent with the application for NSP funding. NSP3 DRGR Action Plan Checklist has been completed and NSP rep recommend unblocking for this NSP3 grantee. (EF)
- Reviewer - The City amended its NSP3 action plan on April 15, 2013. Plan has been reviewed and approved. (EF)
- Reviewer - The grantee indicated that program income is generated from the sale or rental of the home rehabbed or reconstructed with NSP funds. The City indicated that they required to reinvest program income to further the goals of the program. Therefore, the program income will be used to continue the existing budgeted activities. The City estimates that it will earn approximately \$1,000,000 in program income. In order for the City to expend the program income funds, it must create the a budget line item.

The City had the substantial amendment available for the public comment for a 15 day period. The City followed policy and procedures when making modifications to its Action Plan.

Reviewed and approved by La Vora Bussey 01/30/2014

Action Plan History

Version	Date
B-11-MN-12-0030 AP#1	01/30/2014
B-11-MN-12-0030 AP#2	05/14/2011
B-11-MN-12-0030 AP#3	09/27/2013

