

# Action Plan

**Grantee: Plantation, FL**

**Grant: B-08-MN-12-0023**

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<b>LOCCS Authorized Amount:</b>	\$ 2,016,309.00
<b>Grant Award Amount:</b>	\$ 2,016,309.00
<b>Status:</b>	Reviewed and Approved
<b>Estimated PI/RL Funds:</b>	\$ 2,255,411.59
<b>Total Budget:</b>	\$ 4,271,720.59

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## Funding Sources

**No Funding Sources Found**

## Narratives

### Areas of Greatest Need:

The State of Florida has been especially hard hit by the downturn in the housing market. The City of Plantation has not been immune to this crisis. Foreclosures in the City are well above the national average. The hardest hit areas within the City have a foreclosure rate above 8%, some as high as an estimated 10.8%. When the City submitted our application, there were well over 200 foreclosures in the City. An increase in future foreclosures is expected as high cost loans were utilized at a rate of at least 35% of all loans in several targeted neighborhoods in the City. While the damage can already be seen in the number of foreclosed homes currently on the market, it is beneficial that the City address these problems currently. The housing crisis will continue as more and more homeowners lose jobs, have their salaries cut and adjustable mortgages reset.

### Distribution and Uses of Funds:

In Plantation, the target areas for the Neighborhood Stabilization Program were developed pursuant to the Housing and Economic Recovery Act of 2008 as outlined below: Greatest percentage of home foreclosures; Highest percentage of homes financed by a subprime mortgage related loan; and Areas identified as the most likely to face a significant rise in the rate of home foreclosures. Based on the NSP established criteria, the City of Plantation will initially target the neighborhoods of Park East and Mirror Lakes. Other neighborhoods, including but not limited to, Central Plantation, Plantation Park, Plantation Historic District, and Country Club Estates may be considered based on response in the initial target areas. The City of Plantation utilized the following data sources for this analysis: Broward County Property Appraisers Office HUD NSP Data from HUD User Website Percentage of Foreclosures Utilizing data provided by HUD, the City looked at data from FY 2007 to the first half of FY 2008. The data was broken down by census tracts and ranged from 5.9% to 10.8% estimated foreclosures. The City analyzed the data and established 8.0% or higher in determining which areas to prioritize. Park East, Country Club Estates, Central Plantation and Mirror Lakes were the highest ranging from 8.9% to 10.8% estimated foreclosures. Subprime (High-Cost) Loans The City utilized Home Mortgage Disclosure Act (HMDA) data provided by U.S. Department of Housing and Urban Development (HUD) to determine areas that contained the highest percentage of homes financed by a subprime mortgage loan. The County analyzed the data and established a minimum high cost loan rate of 35% or higher in determining which areas to prioritize. Park East, Country Club Estates, Central Plantation and Mirror Lakes were identified in this process. Areas at Risk Using HUD's Foreclosure and Abandonment Risk Scoring System, the City identified the areas of greatest need that will likely face a significant rise in the rate of home foreclosures. The City analyzed the data and established an estimated abandonment foreclosure risk score of 7.85 in determining which areas to prioritize. Park East, Country Club Estates, Central Plantation and Mirror Lakes were identified in this process. Identified Program Target Areas The NSP Allocation will initially focus on two (2) target areas, Park East and Mirror Lakes, pursuant to the NSP criteria to create a significant impact for the hardest hit neighborhoods in the community. Other neighborhoods, including but not limited to, Central Plantation, Plantation Park, Plantation Historic District, and Country Club Estates may be considered based on response in the initial target areas.



**Definitions and Descriptions:**

**Low Income Targeting:**

**Acquisition and Relocation:**

**Public Comment:**

## Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
1	Residential Acquisition	PP-14G	Single family Acquisition for ownership
		PR-14G LH25%	Acquisition of single family units
2	Residential Rehabilitation	PP-14A	Single family rehab for ownership
		PR-14A LH25%	Rehabilitation of single family units
5	Planning and Administration	P-21A	Program Administration
		P-21A2	
9999	Restricted Balance		<i>No activities in this project</i>



# Activities

**Project # / Title:** 1 / Residential Acquisition

**Grantee Activity Number:** PP-14G  
**Activity Title:** Single family Acquisition for ownership

**Activity Type:**  
Acquisition - general

**Project Number:**  
1

**Projected Start Date:**  
03/02/2009

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

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

**Block Drawdown By Grantee:**  
Not Blocked

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

**Environmental Assessment:**  
COMPLETED

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

**Activity Status:**  
Under Way

**Project Title:**  
Residential Acquisition

**Projected End Date:**  
09/01/2010

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,641,262.54

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,641,262.54

## Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	7		3	42.86
# of Households	7		3	42.86
# of Permanent Jobs Created				0.0

## Proposed Accomplishments

	Total
# of Singlefamily Units	7
# of Housing Units	7
Total acquisition compensation to owners	150000
# of Parcels acquired voluntarily	
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of buildings (non-residential)	
# of Properties	7



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

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

BAND

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

Responsible Organization	Organization Type	Proposed Budget
BAND	Unknown	\$ 1,025,000.00

**Location Description:**

The NSP Allocation will initially focus on two (2) target areas, Park East and Mirror Lakes, pursuant to the NSP criteria to create a significant impact for the hardest hit neighborhoods in the community. Other neighborhoods, including but not limited to, Central Plantation, Plantation Park, Plantation Historic District, and Country Club Estates may be considered based on response in the initial target areas.

**Activity Description:**

The City, through a non-profit organization, will work with lenders to acquire homes that have been foreclosed and are on the lender’s or investor’s current inventory. Once foreclosed properties have been identified in the target areas, the City will negotiate with the lender(s) to obtain the maximum reasonable discount for use in the program. Except as set forth below, the average purchase discount for all properties purchased with NSP funds during the 18-month use period shall be at least 15 percent. After the City develops a list of approved participants via the RFQ process and has obtained listing of negotiated available lender owned properties, a qualified and approved Housing Partner, will be provided listings of available properties in the targeted areas identified by the City. The City will provide funding at 0% interest for the approved Housing Partner to acquire the properties. The City will also provide funding for the rehabilitation of the property at 0% interest for one year, if sold to an eligible homebuyer after rehabilitation. The City will limit the number of properties that the Housing Partners can obtain based on their capacity. The City will notify approved Housing Partners of the homes to be acquired and limit the number that can be acquired by any one agency based on their capacity. Single family units assisted under this activity will have a recorded mortgage. Program income received from the sale or rental of assisted units will be recycled for eligible NSP activities. The City will allow and pay for development fees that are fair and reasonable as part of the acquisition and rehabilitation process. Development fees and other soft/project related costs associated with the acquisition and rehabilitation shall be considered Program Delivery type costs and will be charged to the individual projects assisted. All housing acquired through this program must meet all local building codes (including the South Florida Building Code and ordinances pertaining to providing housing that is decent, safe, sanitary and fit for habitation. Individual Transactions - If an abandoned or foreclosed-upon home or residential property is to be sold to an individual as a primary residence, no profit may be earned on such sale.



**Grantee Activity Number:** PR-14G LH25%  
**Activity Title:** Acquisition of single family units

**Activity Type:**

Acquisition - general

**Project Number:**

1

**Projected Start Date:**

03/02/2009

**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:**

Under Way

**Project Title:**

Residential Acquisition

**Projected End Date:**

09/01/2010

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 547,070.68

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 547,070.68

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Renter Households	2	2		100.00
# Owner Households	1	1		100.00
# of Households	3	3		100.00
# of Permanent Jobs Created				0.0

**Proposed Accomplishments**

	<b>Total</b>
# of Singlefamily Units	3
# of Housing Units	3
Total acquisition compensation to owners	
# of Parcels acquired voluntarily	
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of buildings (non-residential)	
# of Properties	3



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

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

BAND

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

Responsible Organization	Organization Type	Proposed Budget
BAND	Unknown	\$ 241,849.17

**Location Description:**

The NSP Allocation will initially focus on two (2) target areas, Park East and Mirror Lakes, pursuant to the NSP criteria to create a significant impact for the hardest hit neighborhoods in the community. Other neighborhoods, including but not limited to, Central Plantation, Plantation Park, Plantation Historic District, and Country Club Estates may be considered based on response in the initial target areas.

**Activity Description:**

The City, through a non-profit organization, will work with lenders to acquire homes that have been foreclosed and are on the lender's or investor's current inventory. Once foreclosed properties have been identified in the target areas, the City will negotiate with the lender(s) to obtain the maximum reasonable discount for use in the program. Except as set forth below, the average purchase discount for all properties purchased with NSP funds during the 18-month use period shall be at least 15 percent. After the City develops a list of approved participants via the RFQ process and has obtained listing of negotiated available lender owned properties, a qualified and approved Housing Partner, will be provided listings of available properties in the targeted areas identified by the City. The City will acquire the properties and deed those best suited for rental to the winning non-profit organization. The City will limit the number of properties that the Housing Partner can obtain based on their capacity.

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**Project # / Title: 2 / Residential Rehabilitation**

**Grantee Activity Number: PP-14A**  
**Activity Title: Single family rehab for ownership**

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

2

**Projected Start Date:**

03/02/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

**Activity Status:**

Under Way

**Project Title:**

Residential Rehabilitation

**Projected End Date:**

09/01/2010

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**



Not Blocked

**National Objective:**

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

**Environmental Assessment:**

COMPLETED

**Benefit Report Type:**

Direct (Households)

**Total Budget:** \$ 1,271,546.97

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,271,546.97

**Proposed Beneficiaries**

# Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	7		3	42.86
# of Households	7		3	42.86

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

# of Properties

	Total
# of Singlefamily Units	7
# of Housing Units	7
# of Properties	7

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

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

BAND

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

**Responsible Organization**

BAND

**Organization Type**

Unknown

**Proposed Budget**

\$ 285,000.00

**Location Description:**

The NSP Allocation will initially focus on two (2) target areas, Park East and Mirror Lakes, pursuant to the NSP criteria to create a significant impact for the hardest hit neighborhoods in the community. Other neighborhoods, including but not limited to, Central Plantation, Plantation Park, Plantation Historic District, and Country Club Estates may be considered based on response in the initial target areas.

**Activity Description:**

The NSP program will rehabilitate both single family and multi-family residential properties. Costs of the rehabilitation can include labor, materials, supplies, permits, lead paint assessment, abatement and clearance, barrier removal, energy efficient measures asbestos removal and program delivery. Rehabilitation projects involving one or more units in a multi-unit building owned as a condominium, will be limited to the particular unit(s) and will not involve rehabilitation of portions of the property that are held in common ownership. Housing units acquired through the use of NSP funds will require rehabilitation in most cases. The City will provide NSP funds for housing rehabilitation to bring the housing units up to the City's Minimum Housing Code. Funding will be provided through a secured lien on the property at 0% interest.



**Grantee Activity Number:** PR-14A LH25%  
**Activity Title:** Rehabilitation of single family units

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

2

**Projected Start Date:**

03/02/2009

**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:**

Under Way

**Project Title:**

Residential Rehabilitation

**Projected End Date:**

09/01/2010

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 610,531.40

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 610,531.40

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Renter Households	2	2		100.00
# Owner Households	1	1		100.00
# of Households	3	3		100.00

**Proposed Accomplishments**

	<b>Total</b>
# of Singlefamily Units	3
# of Housing Units	3
# ELI Households (0-30% AMI)	
# of Properties	3





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

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

BAND

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

Responsible Organization	Organization Type	Proposed Budget
BAND	Unknown	\$ 393,637.80

**Location Description:**

The NSP Allocation will initially focus on two (2) target areas, Park East and Mirror Lakes, pursuant to the NSP criteria to create a significant impact for the hardest hit neighborhoods in the community. Other neighborhoods, including but not limited to, Central Plantation, Plantation Park, Plantation Historic District, and Country Club Estates may be considered based on response in the initial target areas.

**Activity Description:**

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

**Project # / Title: 5 / Planning and Administration**

<b>Grantee Activity Number:</b>	<b>P-21A</b>
<b>Activity Title:</b>	<b>Program Administration</b>

**Activity Type:**

Administration

**Activity Status:**

Under Way

**Project Number:**

5

**Project Title:**

Planning and Administration

**Projected Start Date:**

03/02/2009

**Projected End Date:**

09/01/2010

**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:** \$ 173,014.15

**National Objective:**

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

**Environmental Assessment:**

<b>Most Impacted and Distressed Budget:</b>	\$ 0.00
<b>Other Funds:</b>	\$ 0.00
<b>Total Funds:</b>	\$ 173,014.15

**Benefit Report Type:**

NA

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

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Plantation

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

**Responsible Organization**

City of Plantation

**Organization Type**

Unknown

**Proposed Budget**

\$ 136,309.00

**Location Description:**

**Activity Description:**

Overall program administration of the Neighborhood Stabilization Program.



**Grantee Activity Number:** P-21A2  
**Activity Title:** Program Administration

**Activity Type:**

Administration

**Project Number:**

5

**Projected Start Date:**

03/02/2009

**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:**

Under Way

**Project Title:**

Planning and Administration

**Projected End Date:**

09/01/2010

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 28,294.85

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 28,294.85

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

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

BAND

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

**Responsible Organization**

BAND

**Organization Type**

Unknown

**Proposed Budget**

\$ 65,000.00

**Location Description:**

**Activity Description:**

Overall program administration of NSP activities.



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## Action Plan History

Version	Date
B-08-MN-12-0023 AP#1	11/15/2011
B-08-MN-12-0023 AP#2	01/27/2012
B-08-MN-12-0023 AP#3	02/14/2012
B-08-MN-12-0023 AP#4	03/01/2012
B-08-MN-12-0023 AP#5	03/21/2012
B-08-MN-12-0023 AP#6	07/03/2012
B-08-MN-12-0023 AP#7	12/26/2012
B-08-MN-12-0023 AP#8	10/30/2017

