

**STATE OF FLORIDA
NEIGHBORHOOD STABILIZATION PROGRAM**

APPLICATION

DUE DATE: APRIL 6, 2009

NAME OF APPLICANT: ST. LUCIE COUNTY

FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS

CDBG NEIGHBORHOOD STABILIZATION PROGRAM

**2555 SHUMARD OAK BOULEVARD
TALLAHASSEE, FLORIDA 32399-2100**

850/487-3644

FAX 850/922-5609

I. APPLICANT INFORMATION

Applicant St. Lucie County		Jurisdiction(s) to Be Served St. Lucie County	
Local Contact Jessica Parrish		Title Housing Manager	
Phone Number (772) 462-2375		FAX (772) 462-2855	
Mailing Address 437 N. 7th Street		City Fort Pierce	Zip Code 34950
E-mail Address parrishj@stlucieco.org			
Chief Elected Official Paula A. Lewis		Title Chairperson	
Chief Elected Official's Address (if different) 2300 Virginia Avenue, Fort Pierce, FL. 34982			
APPLICATION PREPARER INFORMATION			
Agency or Firm St. Lucie County Community Services Department			
Address 437 N. 7th Street, Fort Pierce, FL. 34950		Phone Number (772) 462-1777	
Contact Jessica Parrish		Title Housing Manager	
E-Mail Address parrishj@stlucieco.org			
OTHER INFORMATION			
Are the jurisdictions to be served covered by the National Flood Insurance Program?			<u>Yes</u> No
Will you be working with a HUD direct funded grantee?			Yes <u>No</u>
U.S. Congressional District 16 & 23	Florida Senate District(s) 28	Florida House District(s) 78, 80, 81 & 82	
HISTORIC PRESERVATION - Applicants should consider the questions listed below as units are selected for purchase, rehabilitation, demolition and clearance. Contact the State Historic Preservation Office (SHPO) as soon as possible for guidance if there is a potential historic preservation issue.			
Will any activities result in direct physical changes to a structure older than 50 years, such as demolition, rehabilitation, restoration, remodeling, renovation, expansion, or relocation?			Yes <u>No</u>
Will any related activities result in direct physical changes to public improvements older than 50 years, such as stone curbs or brick streets?			Yes <u>No</u>
Will any related activities result in direct physical changes to a planned open space older than 50 years?			Yes <u>No</u>
Will any project activities occur within 100 feet of a structure, public improvement, or planned open space older than 50 years?			Yes <u>No</u>
Will any activities occur in a Historic District listed on the National Register?			Yes <u>No</u>
Properties that are listed, or eligible for listing, in the National Register of Historic Places must meet the specifications reflected in the <i>Secretary of the Interior's Standards or Rehabilitation Guidelines for Rehabilitating Historic Buildings</i> .			

II. NEIGHBORHOOD STABILIZATION PLAN NARRATIVE DESCRIPTION

Applicants should review the Federal Register Notice dated October 6, 2008 and the State’s Substantial Amendment to the 2008 CDBG Action Plan before completing the Application. The Application Instructions, Emergency Rule and NSP Policy Guide also provide relevant information on NSP strategies and related requirements. In the space below, provide an overall narrative description of your plan to utilize NSP funds to address abandoned and foreclosed properties in areas of greatest need. (Use additional pages if necessary.) This description should correspond to Strategies #1-5 on pages 4-14.

Once you complete the narrative description, provide the requested information on pages 4-14 for each NSP Strategy that you intend to carry out. This information should correspond to the budget information requested on the Attachment A for each NSP strategy and must be updated when changes are made.

St. Lucie County utilized foreclosure data provided by the United States Department of Housing and Urban Development (HUD) to establish target areas for the County’s Neighborhood Stabilization Program (NSP). St. Lucie County has elected to utilize the Estimated High Cost Loan Rate criteria with a score greater than 30%. (can you explain why you have selected that criteria over others. Is something else occurring in these census tracts that has led to you select these neighborhoods over others such as price range, type of homes, number of foreclosures) The spreadsheet including all data is shown in Attachment #1, Areas of Greatest Need, which is included with the application. This includes census tract **000901**, which had a score of 48.2%; census tract **000902**, which had a score of 62.7%; census tract **001503**, which had a score of 41.8; census tract **001101**, which had a score of 40.4%; census tract **002001**, which had a score of 40.3%; census tract **002002**, which had a score of 40.2%. These census tracts are shown in Map #1, Areas of Greatest Need, which is included with the application.

The NSP St. Lucie County regular allocation of \$3,144,510 and the Low Income Allocation (NSPLI) of \$840,091 will be utilized in the unincorporated areas identified above. This does not include the cities of Fort Pierce or Port St. Lucie. The total allocation will be divided into the following strategies:

STRATEGY	AMOUNT	EST. # OF UNITS
1: Acquisition/Rehabilitation for sale to individuals with income less than 120 AMI	\$2,530,683.32	20
2: Housing Finance	400,000.00	10
5: Acquisition/Rehabilitation of Homes for Lease to Individuals with income equal to or less than 50% less than 120 AMI	782,964.81	5
Administration	\$270,952.87	-
TOTAL	\$3,984,601.00	35

St. Lucie County will foster partnerships with other organizations and programs to meet stipulations under Florida’s NSP Substantial Amendment dated December 1, 2008. Efforts will also be made to strengthen existing partnerships and to build new partnerships to reap the benefits from organizations with specialized expertise and to foster community support for the timely and successful close-out of the funding.



III. NSP STRATEGIES

NSP STRATEGY 1: HOUSING ACQUISITION/REHABILITATION OF HOMES FOR SALE TO INDIVIDUALS AND FAMILIES WITH INCOMES LESS THAN 120 PERCENT OF AMI

Description: The purpose of this NSP strategy is to stabilize neighborhoods of greatest need by providing a means for the acquisition, rehabilitation, renovation, and subsequent provision of homes and other foreclosed or abandoned residential properties to individuals and families whose income does not exceed 120 percent of the area median income. NSP sub-grantees will be required to work with lenders to acquire homes that have been foreclosed within the areas designated as having the greatest need. Indicate which activities you plan to undertake with NSP and/or other funding:

- 24 CFR 570.201(a) Acquisition
- 24 CFR 570.201(b) Disposition
- 24 CFT 570.201(e) Public Services for housing counseling
- 24 CFR 570.201(i) Relocation
- 24 CFR 570.201(n) Homeownership Assistance
- 24 CFR 570.202(a) Rehabilitation

Total NSP Budget for NSP Strategy: **\$2,530,683.32**

Other Funds to Be Committed for NSP Strategy: **\$0.00**

NSP Target Area and Justification: Include as much detail as you can about the NSP target area(s) and provide justification of need (estimated number of foreclosed homes, vacant homes, etc.).

NSP Target Area (city, neighborhood, etc.)	Census Tract 000901 – Fort Pierce North
	Census Tract 000902 – Fort Pierce North
	Census Tract 001101 – Lakewood Park Subdivision
	Census Tract 001503 – River Park Subdivision
	Census Tract 002001 – River Park Subdivision
	Census Tract 002002 – River Park Subdivision
Justification (estimated number of foreclosures, etc.):	St. Lucie County has elected to utilize the Estimated High Cost Loan Rate criteria with a score greater than 30%. The spreadsheet including all data is shown in Attachment #1, Areas of Greatest Need, which is included with the application. This includes census tract 000901, which had a score of 48.2%; census tract 000902, which had a score of 62.7%; census tract 001503, which had a score of 41.8; census tract 001101, which had a score of 40.4%; census tract 002001, which had a score of 40.3%; census tract 002002, which had a score of 40.2%. These census tracts are shown in Map #1, Areas of Greatest Need, which is included with the application.
Potential Nonprofit or For-profit Subrecipients (including property management companies):	A Request for Proposals will be published in March seeking a nonprofit or for-profit agency to assist with the implementation of the program. Currently, St. Lucie County works with Sunrise City Community Housing Development Organization, Mustard Seed Ministries of Fort Pierce, Treasure Coast Homeless Services Council and many others.
Potential Lending Partners (if known):	Lenders within St. Lucie County have formed a Lending Consortium to provide the clients with discounted loan fees. St. Lucie County will be utilizing the members of this Consortium to provide first mortgage financing to the clients. The current members are: <ul style="list-style-type: none"> • National City • Bank of America • City National • Colonial Bank

	<ul style="list-style-type: none"> • Riverside National Bank • Seacoast National Bank <p>Any banking institution of mortgage company can become a member of the Lending Consortium. Any interested new members must agree to the Underwriting Guidelines as established by the current members of the consortium and the local governments which participate.</p>
Potential Counseling Agencies (if known):	A Request for Proposals for a Homebuyer Education Provider will be advertised during the month of March. Currently, St. Lucie County is working with Consumer Credit Counseling Services for the homebuyer education courses for the State Housing Initiative Partnership and the Hurricane Housing Recovery Programs.

Timeline: Please provide a tentative timeline for the following steps:

Activity	Tentative Start Dates
Identification of units for acquisition	April 2009
Appraisal of units	May 2009
Negotiation of price at closing	June/July 2009
Rehabilitation of units (if needed)	August 2009
Solicitation and qualification of buyers	June 2009
Closing	December 2009

Performance Measures: All activities funded with State NSP funds must meet one or more of the following performance measures:

Enter estimated number of units that will benefit each income level:	50% AMI and below	51-80% AMI	81-120% AMI
Estimated units of housing to be acquired	0	2	18
Estimated units of housing to be rehabilitated	0	2	18
Estimated units of housing to be demolished	0	0	0
Estimated units of housing to be sold	0	2	18
Estimated parcel(s) to be acquired	0	0	0

Unmet Need: Please describe any unmet need that you wish to be taken into consideration should recaptured funds from another grantee or program income be made available.

NSP Strategy	Approximate \$ Amount Needed
St. Lucie County could address 12 additional units under this strategy if sufficient funds are available.	<u>\$2,000,000.00</u>

NSP STRATEGY 2: HOUSING FINANCE

Description: The purpose of this NSP strategy is to improve access to mortgage capital on flexible terms, maintain occupancy of foreclosed homes, facilitate property renovation, and help individuals and families access responsible credit and financing to promote homeownership by promoting long-term affordability. Indicate which activities you plan to undertake with NSP and/or other funding:

- 24 CFR 570.206(g) Administrative expenses to facilitate housing
- 24 CFR 570.201(n) Homeownership Assistance

Total NSP Budget for NSP strategy: **\$400,000.00**

Other Funds to Be Committed for NSP Strategy: **\$0.00**

NSP Target Area and Justification: Include as much detail as you can about the NSP target area(s) and provide justification of need (estimated number of foreclosed homes, vacant homes, etc.).

NSP Target Area (city, neighborhood, etc.)	Census Tract 000901 – Fort Pierce North
	Census Tract 000902 – Fort Pierce North
	Census Tract 001101 – Lakewood Park Subdivision
	Census Tract 001503 – River Park Subdivision
	Census Tract 002001 – River Park Subdivision
	Census Tract 002002 – River Park Subdivision
Justification (estimated number of foreclosures, etc.):	St. Lucie County has elected to utilize the Estimated High Cost Loan Rate criteria with a score greater than 30%. The spreadsheet including all data is shown in Attachment #1, Areas of Greatest Need, which is included with the application. This includes census tract 000901, which had a score of 48.2%; census tract 000902, which had a score of 62.7%; census tract 001503, which had a score of 41.8; census tract 001101, which had a score of 40.4%; census tract 002001, which had a score of 40.3%; census tract 002002, which had a score of 40.2%. These census tracts are shown in Map #1, Areas of Greatest Need, which is included with the application.
Potential Nonprofit or For-profit Subrecipients (including property management companies):	A Request for Proposals will be published in March seeking a nonprofit or for-profit agency to assist with the implementation of the program. Currently, St. Lucie County works with Sunrise City Community Housing Development Organization, Mustard Seed Ministries of Fort Pierce, Treasure Coast Homeless Services Council and many others.
Potential Lending Partners (if known):	Lenders within St. Lucie County have formed a Lending Consortium to provide the clients with discounted loan fees. St. Lucie County will be utilizing the members of this Consortium to provide first mortgage financing to the clients. The current members are: <ul style="list-style-type: none"> • National City • Bank of America • City National • Colonial Bank • Riverside National Bank • Seacoast National Bank Any banking institution of mortgage company can become a member of the Lending Consortium. Any interested new members must agree to the Underwriting Guidelines as established by the current members of the consortium and the local governments which participate.
Potential Counseling Agencies (if known):	A Request for Proposals for a Homebuyer Education Provider will be advertised during the month of March. Currently, St. Lucie County is working with Consumer Credit Counseling Services for the homebuyer education courses for

	the State Housing Initiative Partnership and the Hurricane Housing Recovery Programs.
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Timeline: Please provide a tentative timeline for the following steps:

Activity	Tentative Start Dates
Identification of units for acquisition	April 2009
Appraisal of units	May 2009
Negotiation of price at closing	June/ July 2009
Rehabilitation of units (if needed)	August 2009
Solicitation and qualification of buyers	June 2009
Closing	December 2009

Performance Measures: All activities funded with State NSP funds must meet one or more of the following performance measures:

Enter estimated number of units that will benefit each income level:	# benefit- ing 50% AMI and below	51-80% AMI	81-120% AMI
Estimated number of households to receive homeownership assistance	0	1	9

Unmet Need: Please describe any unmet need that you wish to be taken into consideration should recaptured funds from another grantee or program income be made available.

NSP Strategy	Approximate \$ Amount Needed
<u>You should include a description and dollar amount for unmet needs in this area</u>	<u>\$\$\$</u>

NSP STRATEGY 5: HOUSING ACQUISITION/REHABILITATION OF HOMES FOR LEASE TO INDIVIDUALS AND FAMILIES WITH INCOMES LESS THAN 120 PERCENT OF AMI. FUNDS FOR THIS NSP STRATEGY MUST INCLUDE ALL OF THE SUPPLEMENTAL FUNDING, BUT MAY ALSO INCLUDE THE REGULAR STATE ALLOCATION.

Description: The purpose of this NSP strategy is to turn foreclosed or abandoned properties into decent, safe and affordable housing for low, moderate and middle income individuals and families. **This form must reflect the 25 percent set-aside for rental housing for households at or below 50 percent of AMI as well as for rental housing funded from the regular allocation that meets the income requirement.** Indicate which activities you plan to undertake with NSP and/or other funding:

- 24 CFR 570.201(a) Acquisition
- 24 CFR 570.202(a) Rehabilitation
- 24 CFR 570.201(b) Disposition
- 24 CFR 570.201(i) Relocation

Total NSP Budget for NSP Strategy: **\$782,964.81**

Total NSP Budget for activities that will benefit persons at or below 50 percent of AMI: **\$782,964.81**

Other Funds to Be Committed for NSP Strategy: **\$ 0.00**

NSP Target Area and Justification: Include as much detail as you can about the NSP target area(s) and provide justification of need (estimated number of foreclosed homes, vacant homes, etc.).

NSP Target Area (city, neighborhood, etc.)	Census Tract 000901 – Fort Pierce North
	Census Tract 000902 – Fort Pierce North
	Census Tract 001101 – Lakewood Park Subdivision
	Census Tract 001503 – River Park Subdivision
	Census Tract 002001 – River Park Subdivision
	Census Tract 002002 – River Park Subdivision
	Census Tract 000901 – Fort Pierce North
Justification (estimated number of foreclosures, etc.):	St. Lucie County has elected to utilize the Estimated High Cost Loan Rate criteria with a score greater than 30%. The spreadsheet including all data is shown in Attachment #1, Areas of Greatest Need, which is included with the application. This includes census tract 000901, which had a score of 48.2%; census tract 000902, which had a score of 62.7%; census tract 001503, which had a score of 41.8; census tract 001101, which had a score of 40.4%; census tract 002001, which had a score of 40.3%; census tract 002002, which had a score of 40.2%. These census tracts are shown in Map #1, Areas of Greatest Need, which is included with the application.
Potential Nonprofit or For-profit Subrecipients (including property management companies):	Habitat for Humanity
	Sunrise City CHDO
	Community Revitalization Services, Inc.
	One Stop Solution
	Mustard Seed Ministries
	Fort Pierce Housing Authority
Potential Lending Partners (if known):	Lenders within St. Lucie County have formed a Lending Consortium to provide the clients with discounted loan fees. St. Lucie County will be utilizing the members of this Consortium to provide first mortgage financing to the clients. The current members are: <ul style="list-style-type: none"> • National City • Bank of America • City National

	<ul style="list-style-type: none"> • Colonial Bank • Riverside National Bank • Seacoast National Bank <p>Any banking institution of mortgage company can become a member of the Lending Consortium. Any interested new members must agree to the Underwriting Guidelines as established by the current members of the consortium and the local governments which participate.</p>
Potential Counseling Agencies (if known):	A Request for Proposals for a Homebuyer Education Provider will be advertised during the month of March. Currently, St. Lucie County is working with Consumer Credit Counseling Services for the homebuyer education courses for the State Housing Initiative Partnership and the Hurricane Housing Recovery Programs.

Timeline: Please provide a tentative timeline for the following steps:

Activity	Tentative Start Dates
Identification of units for acquisition	April 2009
Appraisal of units	May 2009
Negotiation of price at closing	June/July 2009
Rehabilitation of units (if needed)	August 2009
Closing	December 2009

Performance Measures: All activities funded with State NSP funds must meet one or more of the following performance measures:

Enter estimated number of units that will benefit each income level:	# benefiting 50% AMI and below (this amount must correspond to the rental set-aside allocation)	51-80% AMI	81-120% AMI
Estimated units of housing to be acquired	4	0	0
Estimated units of housing to be rehabilitated	4	0	0
Estimated units of housing to be demolished	0	0	0
Estimated units of housing to be rented	4	0	0
Estimated parcel(s) to be acquired	0	0	0

Unmet Need: Please describe any unmet need that you wish to be taken into consideration should recaptured funds from another grantee or program income be made available.

NSP Strategy	Approximate \$ Amount Needed
N/A you should address any unmet rental housing needs here	

ADMINISTRATION

Description: Administrative costs must be associated with overall program management. This does not include costs associated with carrying out activities eligible under Section II (B) (3) (b) regarding homebuyer counseling or activity delivery costs.

Total Budget: \$270,952.87 (cannot exceed 6.8 percent of allocation)

Responsible Organization:	St. Lucie County
Potential Sub recipients:	Habitat for Humanity
If you are not going to pay them with your admin dollars do not include here, if you will have them administer the program and pay them with admin funds then you can leave it here	Sunrise City CHDO
	Community Revitalization Services, Inc.
	One Stop Solution
	Mustard Seed Ministries
	Fort Pierce Housing Authority

IV. ASSURANCES, CERTIFICATIONS AND SIGNATURE

I, the undersigned chief elected official or authorized representative of the Applicant, certify that this Application has been approved by the local governing body and that the Applicant will comply with the following certifications and assurances as well as applicable federal and state requirements in the administration of any award that is made.

1. Affirmatively furthering fair housing. The Applicant certifies that it will affirmatively further fair housing, which means that it will conduct an analysis to identify impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting the analysis and actions in this regard.

2. Anti-lobbying. The Applicant must submit a certification with regard to compliance with restrictions on lobbying required by 24 CFR part 87, together with disclosure forms, if required by that part.

3. Authority of Applicant. The Applicant certifies that the consolidated plan is authorized under state and local law (as applicable) and that the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations and other program requirements.

4. Acquisition and relocation. The Applicant certifies that it will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601), and implementing regulations at 49 CFR part 24, except as those provisions are modified by the notice for the NSP program published by HUD. An Anti-Displacement and Relocation Plan has been adopted (or will be adopted prior to the expenditure of funds) and displacement of persons will be minimized.

5. Section 3. The Applicant certifies that it will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u), and implementing regulations at 24 CFR part 135.

6. Citizen participation. The Applicant certifies that it is in full compliance and following a detailed citizen participation plan that satisfies the requirements of Sections 24 CFR 91.105 or 91.115, as modified by federal and state NSP requirements.

7. Use of funds. The Applicant certifies that it will comply with Title III of Division B of the Housing and Economic Recovery Act of 2008 by using all of its grant funds within 18 months of receipt of the grant.

8. The Applicant certifies:

a. that all of the NSP funds made available to it will be used with respect to individuals and families whose incomes do not exceed 120 percent of area median income; and

b. The Applicant will not attempt to recover any capital costs of public improvements assisted with NSP funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low- and moderate-income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if NSP funds are used to pay the proportion of a fee or assessment attributable to the capital costs of public improvements (assisted in part with NSP funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than NSP funds. In addition, with respect to properties owned and occupied by moderate income (but not low-income) families, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than NSP funds if the Applicant certifies that it lacks NSP funds to cover the assessment.

9. Excessive force. The Applicant certifies that it has adopted and is enforcing:

a. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in nonviolent civil rights demonstrations; and

b. A policy of enforcing applicable state and local laws against physically barring entrance to, or exit from, a facility or location that is the subject of such nonviolent civil rights demonstrations within its jurisdiction.

10. Compliance with antidiscrimination laws. The Applicant certifies that the NSP grant will be conducted and administered in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), the Fair Housing Act (42 U.S.C. 3601–3619), and implementing regulations.

11. Compliance with lead-based paint procedures. The Applicant certifies that its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K, and R of this title.

12. Compliance with laws. The Applicant certifies that it will comply with applicable laws.

13. The Applicant will satisfy the Intergovernmental Coordination and Review (Clearinghouse Review Process) and Environmental Review requirements.

14. Each housing structure addressed with CDBG funds will, upon completion, meet HUD Section 8 Housing Quality Standards and local codes.

15. The Applicant has adopted a Community Development Plan or has adopted the Local Comprehensive Plan as the Community Development Plan.

16. The Applicant has adopted a Housing Assistance Plan for selecting potential beneficiaries and housing units for the proposed NSP assistance.

17. The Applicant will collect and maintain documentation verifying that the beneficiaries of the funds meet the federal guidelines as described in the Federal Register Notice dated October 6, 2008, and the specific activity requirements described in the NSP Substantial Amendment to the Action Plan.

18. The Recipient has read, understands, and will comply with the provisions of the State’s Substantial Amendment to its 2008 Action Plan regarding the recapture of funds and program income.

19. The Applicant will monitor all subrecipients to ensure compliance with all regulations promulgated by HUD and the Department of Community Affairs.

20. The information presented in this application is accurate, and documentation is on file and readily accessible to the Department of Community Affairs.

21. Submission of this Application was authorized by the local governing body.

Paula A. Lewis

Typed Name of Chief Elected Official or Individual Authorized by
Resolution of the Local Governing Body

Signature of Chief Elected Official or Individual Authorized by
Resolution of the Local Governing Body

Date

ATTACHMENT A: PROJECT BUDGET AND ACCOMPLISHMENTS

NSP STRATEGY 1: Housing Acquisition/Rehabilitation of homes for sale to individuals and families with incomes less than 120 percent of AMI									
ACTIVITY		ACCOMPLISHMENTS		BENEFICIARIES			BUDGET		
ACTIVITY #	ACTIVITY	UNIT	ESTIMATED NUMBER	50% AMI and below	51% to 80% AMI	81% to 120% AMI	NSP \$	OTHER \$	SOURCE(S)
21B	ENGINEERING								
01	Acquisition	Housing Unit	15 (this should be 20 based on your performance measures)		2	13 (this should be 18 based on your performance measures)	\$1,770,683.32		
02	Disposition								
05	Public Services for housing counseling	Family	20		2	18	\$10,000.00		
08	Relocation								
13	Homeownership Assistance								
14A	Rehabilitation – Single Family	Housing Unit	15(20)		2	13(18)	\$750,000.00		
14B	Rehabilitation – Multi Family								
TOTALS			32 this number should be 20)		2	31(20)	\$2,530,683.32		

COST STANDARD USED:

ACTIVITY #	ACTIVITY	STANDARD
01	Acquisition	12(20) homes at \$118,045.55 each

05	Public Services for housing counseling	\$500 per client
14A	Rehabilitation – Single Family	15(20) homes at \$50,000.00 each

ATTACHMENT A: PROJECT BUDGET AND ACCOMPLISHMENTS

NSP STRATEGY 2: Housing Finance									
ACTIVITY		ACCOMPLISHMENTS		BENEFICIARIES			BUDGET		
ACTIVITY #	ACTIVITY	UNIT	ESTIMATED NUMBER	50% AMI and below	51% to 80% AMI	81% to 120% AMI	NSP \$	OTHER \$	SOURCE(S)
13	Homeownership Assistance (including Administrative Expenses -Necessary to Facilitate Homeownership)	Housing Unit	10		1	9	\$400,000.00		
Totals			10		1	9	\$400,000.00		

COST STANDARD USED:

ACTIVITY #	ACTIVITY	STANDARD
13	Homeownership Assistance (including Administrative Expenses -Necessary to Facilitate Homeownership)	10 at \$40,000 each client

ATTACHMENT A: PROJECT BUDGET AND ACCOMPLISHMENTS

NSP STRATEGY 5: Housing Acquisition/Rehabilitation of homes for lease to individuals and families with incomes less than 120 percent of AMI. **This page must include funds set-aside for individuals and families with incomes less than 50 percent of AMI.**

ACTIVITY		ACCOMPLISHMENTS		BENEFICIARIES			BUDGET			
ACTIVITY #	ACTIVITY	UNIT	ESTIMATED NUMBER	50% AMI and below	51% to 80% AMI	81% to 120% AMI	Total NSP \$ for activities that will benefit persons at or below 50% AMI	REGULAR NSP \$	OTHER \$	SOURCE(S)
21B	ENGINEERING									
01	Acquisition	Housing Unit	5(your performance measure says 4)	5			\$490,000.00			
14A	Rehabilitation – Single Family	Housing Unit	5	5			\$292,964.81			
14B	Rehabilitation – Multi Family									
02	Disposition									
08	Relocation									
Totals			5	5			\$782,964.81			

Narrative budget says 5 for this strategy

COST STANDARD USED:

ACTIVITY #	ACTIVITY	STANDARD
01	Acquisition	4 units at \$98,000 each
14A	Rehabilitation – Single Family	4 units at \$58,59296 each

ATTACHMENT A: ACTIVITY AND BUDGET SUMMARY

SUMMARY OF ALL ACTIVITIES

This form must reflect the summary of all activities to be undertaken as well as administrative costs (not to exceed 6.8% of the allocation).

Project delivery administrative costs should be included in the activity budget (not the Administration line item). For example, all costs related to the specific acquisition of a residential property should be included in the acquisition budget.

ACTIVITY		ACCOMPLISHMENTS		BENEFICIARIES			BUDGET			
ACTIVITY #	ACTIVITY	UNIT	ESTIMATED NUMBER	50% AMI and below	51% to 80% AMI	81% to 120% AMI	Total NSP \$ for activities that will benefit persons at or below 50% AMI	REGULAR NSP \$	OTHER \$	SOURCE(S)
21A	ADMINISTRATION						\$57,126.19	\$213,826.68		
21B	ENGINEERING									
01	Acquisition	Housing Unit	20(25)	5	2	13(18)	\$490,000.00	\$1,770,683.32		
14A	Rehabilitation – Single Family	Housing Unit	20 (25)	5	2	13(18)	\$292,964.81	\$750,000.00		
14B	Rehabilitation – Multi Family									
02	Disposition	?	See below							
05	Public Services for Housing Counseling	Family	10 you have 20 in strategy 1 performance measures		1 you have 2 in strategy 1	9 you have 18 in strategy 1		\$10,000.00		
08	Relocation									
13	Homeownership Assistance (including Administrative Expenses to Facilitate Homeownership)	Housing Unit	10		1	9		\$400,000.00		
04	Clearance and Remediation									
Totals			35?	5	4	38(18+9)	\$840,091.00	\$3,144,510.00		

				should this be 3?	=			
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Any cost for disposition? You marked it an activity in the strategies. This is the definition (b) Disposition. Disposition, through sale, lease, donation, or otherwise, of any real property acquired with CDBG funds or its retention for public purposes, including reasonable costs of temporarily managing such property or property acquired under urban renewal, provided that the proceeds from any such disposition shall be program income subject to the requirements set forth in Sec. 570.504.

**ATTACHMENT B
HOUSING ASSISTANCE PLAN**

The local government must adopt a policy for selecting beneficiaries and housing units for housing assistance. If the Department awards a grant to the local government, the local government must follow this policy. The policy can only be modified with DCA approval. A copy of the policy must accompany the application. Please refer to the Application Instructions for the minimum criteria required in the plan.