

Action Plan

Grantee: Lake Worth Community Redevelopment Agency

Grant: B-09-CN-FL-0019

Grant Amount: \$ 23,237,500.00

Status: Reviewed and Approved

Funding Sources

Funding Source

NSP

Funding Type

Other Federal Funds

Narratives

Executive Summary:

The Lake Worth NSP Consortium, led by the Lake Worth CRA proposes to use NSP2 funds to arrest decline and begin stabilization and revitalization in the Lake Worth area east of I-95 including census tracts 12099005100, 12099005201, 12099005202 and 12099004402. The funds will be used to acquire foreclosed, abandoned and vacant homes with in a very targeted are of the City of Lake Worth. The plan developed will address the devastating effects of the recent foreclosure crisis as well as the underlying systemic issues that have led to the decline of the target area. In order to accomplish these goals within the 3 year timeframe, a Consortium of partners with all the required skills and expertise was formed.

Specific Program Elements

- Acquiring 130 properties that have been foreclosed and abandoned due to foreclosure
- Complete rehabilitation on 75 properties to provide for re-sale of those units with 50% of those units going to 50% and below of AMI and the remaining units going to those making 120% and below of AMI.
- Complete rehabilitation on 25 properties to provide rental units for those making 120% and below of AMI with a focus on those making 50% and below of AMI
 - Demolish approximately 10 "tagged" units that have been deemed structurally unsound
 - Establish a land bank of 30 properties to develop to develop future housing for those making 30-80% if AMI
 - Provide financing opportunities for 50 households
 - Provide Deep Subsidy programs to provide incentives for law enforcement officers to live in the neighborhood to assist in reducing crime
 - Provide homebuyer counseling for 100 households
 - Provide a Green Maintenance Guide for all households in Lake Worth and a resident orientation for all new homeowners and renters through the NSP program
 - Provide employment and training opportunities for local residents through the HUD Section and collaboration with the Palm Beach Community College and The Lord's Place Maintenance and Beyond (MAB) program

The Consortium agrees to spend 100% of the funding on those households making 120% and below of AMI. At least 25% of the funding will be used for households making less than 50% of AMI.

Target Geography:

The City of Lake Worth Florida within the census tracts 12099005100, 12099005201, 12099005202 and 12099004402. A map of the target area can be found at www.lakeworthcra.org

Program Approach:

The Lake Worth CRA Consortium was formed to bring together all the community partners that would be necessary to stabilize a very targeted portion of downtown Lake Worth with very high foreclosure and preforeclosure rates. To accomplish our revitalization plans, the Lake Worth CRA Consortium wil acquire 130 units which meet the definition of foreclosed, abandoned and vacant homes. Out of these 130 properties acquired, 90 units will be rehabilitated or rebuilt for families meeting income guidelines. There will be 10 units demolished with 10 units of new construction to replace those units. The remainder of the 30 units will be placed in a Land Bank which will be managed by a consortia partner. These homes will be developed for low-income as market absorption allows but all homes will be completed and owner occupied within 10 years. The plan includes promoting safe housing through asbestos and lead abatement and rehabbing all homes up to code. Focus will also be placed on creating sustainable homes through green building principles that will create the greatest long term energy savings for homeowners with particular attention given to low income households. All new homes will be Florida Green Building Certified, We will provide homeowner counseling and subsidy to low income families. Another unque feature of this program will be the robust social services provided for participants.

Consortium Members:

Lake Worth Community Redevelopment Agency (LWCRA)
 City of Lake Worth
 The Urban Group
 Adopt-A-Family of the Palm Beaches
 Habitat for Humanity of Palm Beach County
 Stuart & Shelby
 Cannatelli Builders
 Craftsman Plus Inc.
 All Phase Services
 National Community Stabilization Trust
 Intelli-Green
 Housing Partnership
 Lake Worth Community Development Corporation (CDC)
 United Way of Palm Beach County
 Indiantown Nonprofit Housing
 Families First
 Palm Beach Community College
 PBCC Small Business Development Center
 Realtors Association of Palm Beach County
 Housing Leadership Council
 The Lord’s Place

How to Get Additional Information:

For information on how to apply for housing as part of the Lake Worth CRA NSP2 Program, contact the Lake Worth CDC at (561) 582-5536 or download an intake form at the Lake Worth CRA site at www.lakeworthcra.org
 For general program information, go to the Lake Worth CRA website at www.lakeworthcra.org or call (561) 493-2550.

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
001	Financing Mechanism	HP FM 001 LH25	Home ownership - 25%
		HP FM 002 LMMI	Homeowner Asst - Moderate Income
002-A	Rehab & Acquisition	CRA AQ 001 LH-25	Acquisition of properties for LH 25 set
		CRA AQ 002 LMMI	Acquisition of units for LMMI households
		CRA AQ MF 001 LH25	Acquisition of multi-family units for LH25
		CRA RH 001 LMMI	Rehab of homes for LMMI households
		CRA RH MF 001 LH25	Rehab of Multifamily for LH25
		HH RH 001 LH25	Rehabilitation of units for LH 25
		HH RH 001 LMMI	Rehab of LMMI units
003-B	Land Banking	CRA LB 001	LB-Acquisition
004-C	Demolition	CRA DM 001	Demolition of 10 homes
005-D	Redevelopment	CRA NC 001	Construction of new housing for LMMI
		CRA NC 002	Construction of new homes
006-E	Administration	CRA-999 --Admin	Administration
		CRA-999--Audit	Auditing/Compliance
		CRA-999--Insurance	Insurance
		CRA-999--Office Exp	Office Supplies & Expenses
		CRA-999--Office Sp	Office & Utilities
		CRA-999--Prof Services	Professional Services
		CRA-999--Training	Travel & Training
9999	Restricted Balance	<i>No activities in this project</i>	

Activities

Grantee Activity Number: CRA AQ 001 LH-25

Activity Title: Acquisition of properties for LH 25 set aside

Activity Type:

Acquisition - general

Project Number:

002-A

Projected Start Date:

02/12/2010

National Objective:

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

Environmental Assessment:

UNDERWAY

Activity Status:

Under Way

Project Title:

Rehab & Acquisition

Projected End Date:

02/11/2013

Organization carrying out Activity:

Lake Worth Community Redevelopment Agency

Activity is being carried out through:

Grantee Employees

Accomplishment

of Properties

Total

2

Low

2

Mod

of Households benefitting

2

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees

Organization carrying out Activity:

Lake Worth Community Redevelopment Agency

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Lake Worth Community Redevelopment Agency

Organization Type

Local Government

Proposed

\$ 200,000.00

Total Budget, Program Funds:

\$ 200,000.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 200,000.00

Location Description:

The City of Lake Worth Florida within the census tracts 12099005100, 12099005201, 12099005202 and 12099004402.

Activity Description:

Acquisition of 2 properties to benefit LH-25 households.

Grantee Activity Number: CRA AQ 002 LMMI

Activity Title: Acquisition of units for LMMI households

Activity Type:

Acquisition - general

Activity Status:

Under Way

Project Number:

002-A

Project Title:

Rehab & Acquisition

Projected Start Date:

02/12/2010

Projected End Date:

02/11/2013

National Objective:

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

Organization carrying out Activity:

Lake Worth Community Redevelopment Agency

Environmental Assessment:

UNDERWAY

Activity is being carried out through:

Grantee Employees

Accomplishment

of Properties

Total

Low

Mod

of Households benefitting

73

73

40

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees

Organization carrying out Activity:

Lake Worth Community Redevelopment Agency

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Lake Worth Community Redevelopment Agency

Organization Type

Local Government

Proposed

\$ 7,300,000.00

Total Budget, Program Funds:

\$ 7,300,000.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 7,300,000.00

Location Description:

The City of Lake Worth Florida within the census tracts 12099005100, 12099005201, 12099005202 and 12099004402.

Activity Description:

Purchase of 73 properties within the target area to benefit households making less than 120% of AMI. 40 properties will be to benefit 80% and below AMI. 33 properties will be to benefit 120% and below AMI.

Grantee Activity Number:	CRA AQ MF 001 LH25
Activity Title:	Acquisition of multi-family units for LH25

Activity Type:
Acquisition - general

Activity Status:
Under Way

Project Number:
002-A

Project Title:
Rehab & Acquisition

Projected Start Date:
02/12/2010

Projected End Date:
02/11/2013

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

Organization carrying out Activity:
Lake Worth Community Redevelopment Agency

Environmental Assessment:
UNDERWAY

Activity is being carried out through:
Grantee Employees

Accomplishment	Total	Low	Mod
# of Properties	25		
# of Households benefitting	25		

Activity is being carried out by Grantee:
Yes

Activity is being carried out through:
Grantee Employees

Organization carrying out Activity:
Lake Worth Community Redevelopment Agency

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Lake Worth Community Redevelopment Agency	Local Government	\$ 0.00

Total Budget, Program Funds: \$ 2,500,000.00
Other Funds Total: \$ 0.00
Total Funds Amount: \$ 2,500,000.00

Location Description:
The City of Lake Worth Florida within the census tracts 12099005100, 12099005201, 12099005202 and 12099004402.

Activity Description:
Purchase of properties/units for multi-family units within the target area for households making 50% of less of AMI

Grantee Activity Number: CRA DM 001

Activity Title: Demolition of 10 homes

Activity Type:

Clearance and Demolition

Activity Status:

Planned

Project Number:

004-C

Project Title:

Demolition

Projected Start Date:

02/12/2010

Projected End Date:

02/11/2013

National Objective:

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

Organization carrying out Activity:

Lake Worth Community Redevelopment Agency

Environmental Assessment:

UNDERWAY

Activity is being carried out through:

Grantee Employees

Accomplishment

of Properties

Total

10

Low

Mod

of housing units

10

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees

Organization carrying out Activity:

Lake Worth Community Redevelopment Agency

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Lake Worth Community Redevelopment Agency

Organization Type

Local Government

Proposed

\$ 150,000.00

Total Budget, Program Funds:

\$ 150,000.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 150,000.00

Location Description:

The City of Lake Worth Florida within the census tracts 12099005100, 12099005201, 12099005202 and 12099004402.

Activity Description:

Demolition of 10 homes.

Demolition is being chosen due to the condition of some of the homes which have already been deemed structurally unsound. Demolition will only occur on lots that have been foreclosed upon and vacant for at least 90 days. In each case, the structures being demolished will be replaced by new construction within 2 years. Each of the replacement homes will target those families making 120% or less of AMI. We will also be utilizing deconstruction in our demolition which is recognized as a green practice with regards to the reuse of materials.

Grantee Activity Number: CRA LB 001

Activity Title: LB-Acquisition

Activity Type:

Land Banking - Acquisition (NSP Only)

Project Number:

003-B

Projected Start Date:

02/12/2010

National Objective:

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

Environmental Assessment:

UNDERWAY

Activity Status:

Planned

Project Title:

Land Banking

Projected End Date:

02/11/2013

Organization carrying out Activity:

Habitat for Humanity

Activity is being carried out through:

Accomplishment

of Properties

Total

30

Low

Mod

Activity is being carried out by Grantee:

No

Organization carrying out Activity:

Habitat for Humanity

Activity is being carried out through:

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Habitat for Humanity

Organization Type

Non-Profit

Proposed

\$ 1,950,000.00

Total Budget, Program Funds:

\$ 1,950,000.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 1,950,000.00

Location Description:

The City of Lake Worth Florida within the census tracts 12099005100, 12099005201, 12099005202 and 12099004402.

Activity Description:

Purchase of 30 properties within the targeted area that will be put into a land bank. All properties will be developed within 10 years. Properties will benefit household making 80% and below AMI.

Grantee Activity Number: CRA NC 001

Activity Title: Construction of new housing for LMMI

Activity Type:

Construction of new housing

Activity Status:

Planned

Project Number:

005-D

Project Title:

Redevelopment

Projected Start Date:

02/12/2010

Projected End Date:

02/11/2013

National Objective:

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

Organization carrying out Activity:

Lake Worth Community Redevelopment Agency

Environmental Assessment:

UNDERWAY

Activity is being carried out through:

Grantee Employees

Accomplishment

of housing units

Total

5

Low

Mod

of Households benefitting

5

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees

Organization carrying out Activity:

Lake Worth Community Redevelopment Agency

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Lake Worth Community Redevelopment Agency

Organization Type

Local Government

Proposed

\$ 625,000.00

Total Budget, Program Funds:

\$ 625,000.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 625,000.00

Location Description:

The City of Lake Worth Florida within the census tracts 12099005100, 12099005201, 12099005202 and 12099004402.

Activity Description:

Construction of 5 homes for LMMI (80% - 120% of AMI)

Grantee Activity Number: CRA NC 002

Activity Title: Construction of new homes

Activity Type:

Construction of new housing

Project Number:

005-D

Projected Start Date:

02/12/2010

National Objective:

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

Environmental Assessment:

UNDERWAY

Activity Status:

Planned

Project Title:

Redevelopment

Projected End Date:

02/11/2013

Organization carrying out Activity:

Lake Worth Community Redevelopment Agency

Activity is being carried out through:

Grantee Employees

Accomplishment

of housing units

Total

5

Low

Mod

of Households benefitting

5

5

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees

Organization carrying out Activity:

Lake Worth Community Redevelopment Agency

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Lake Worth Community Redevelopment Agency

Organization Type

Local Government

Proposed

\$ 625,000.00

Total Budget, Program Funds:

\$ 625,000.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 625,000.00

Location Description:

The City of Lake Worth Florida within the census tracts 12099005100, 12099005201, 12099005202 and 12099004402.

Activity Description:

Construction of 5 homes by the Lake Worth Consortium for LMMI households. All units will be Green Building Certified.

Grantee Activity Number: CRA RH 001 LMMI

Activity Title: Rehab of homes for LMMI households

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

002-A

Project Title:

Rehab & Acquisition

Projected Start Date:

02/12/2010

Projected End Date:

02/11/2013

National Objective:

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

Organization carrying out Activity:

Lake Worth Community Redevelopment Agency

Environmental Assessment:

UNDERWAY

Activity is being carried out through:

Grantee Employees

Accomplishment

of Properties

Total

34

Low

Mod

of Households benefitting

34

20

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees

Organization carrying out Activity:

Lake Worth Community Redevelopment Agency

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Lake Worth Community Redevelopment Agency

Organization Type

Local Government

Proposed

\$ 2,040,000.00

Total Budget, Program Funds:

\$ 2,040,000.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 2,040,000.00

Location Description:

The City of Lake Worth Florida within the census tracts 12099005100, 12099005201, 12099005202 and 12099004402.

Activity Description:

Rehab of 34 homes for purchased by LMMI households. 20 homes will be benefitting 80% and below AMI and 14 homes will be benefitting 120% and below AMI.

Grantee Activity Number: CRA RH MF 001 LH25

Activity Title: Rehab of Multifamily for LH25

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

002-A

Project Title:

Rehab & Acquisition

Projected Start Date:

02/12/2010

Projected End Date:

02/13/2013

National Objective:

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

Organization carrying out Activity:

Lake Worth Community Redevelopment Agency

Environmental Assessment:

UNDERWAY

Activity is being carried out through:

Grantee Employees

Accomplishment

of Households benefitting

Total

25

Low

25

Mod

#Units other green

25

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees

Organization carrying out Activity:

Lake Worth Community Redevelopment Agency

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Lake Worth Community Redevelopment Agency

Organization Type

Local Government

Proposed

\$ 0.00

Total Budget, Program Funds:

\$ 1,500,000.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 1,500,000.00

Location Description:

The City of Lake Worth Florida within the census tracts 12099005100, 12099005201, 12099005202 and 12099004402.

Activity Description:

Rehabilitation of 25 multifamily units.

Grantee Activity Number: CRA-999 --Admin

Activity Title: Administration

Activity Type:

Administration

Project Number:

006-E

Projected Start Date:

02/12/2010

National Objective:

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

Environmental Assessment:

EXEMPT

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

02/11/2013

Organization carrying out Activity:

Lake Worth Community Redevelopment Agency

Activity is being carried out through:

Grantee Employees

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees

Organization carrying out Activity:

Lake Worth Community Redevelopment Agency

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Lake Worth Community Redevelopment Agency

Organization Type

Local Government

Proposed

\$ 2,112,500.00

Total Budget, Program Funds: \$ 2,112,500.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 2,112,500.00

Location Description:

Activity Description:

Grantee Activity Number: CRA-999--Audit

Activity Title: Auditing/Compliance

Activity Type:

Administration

Activity Status:

Under Way

Project Number:

006-E

Project Title:

Administration

Projected Start Date:

02/12/2010

Projected End Date:

02/11/2013

National Objective:

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

Organization carrying out Activity:

Lake Worth Community Redevelopment Agency

Environmental Assessment:

EXEMPT

Activity is being carried out through:

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Lake Worth Community Redevelopment Agency

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Lake Worth Community Redevelopment Agency

Organization Type

Local Government

Proposed

\$ 0.00

Total Budget, Program Funds: \$ 0.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 0.00

Location Description:

Activity Description:

Cover auditing and compliance review

Grantee Activity Number: CRA-999--Insurance

Activity Title: Insurance

Activity Type:

Administration

Project Number:

006-E

Projected Start Date:

02/12/2010

National Objective:

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

Environmental Assessment:

EXEMPT

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

02/11/2013

Organization carrying out Activity:

Lake Worth Community Redevelopment Agency

Activity is being carried out through:

Activity is being carried out by Grantee:

No

Organization carrying out Activity:

Lake Worth Community Redevelopment Agency

Activity is being carried out through:

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Lake Worth Community Redevelopment Agency

Organization Type

Local Government

Proposed

\$ 0.00

Total Budget, Program Funds: \$ 0.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 0.00

Location Description:

Activity Description:

Cover insurance cost

Grantee Activity Number: CRA-999--Office Exp
Activity Title: Office Supplies & Expenses

Activity Type:

Administration

Project Number:

006-E

Projected Start Date:

02/12/2010

National Objective:

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

Environmental Assessment:

EXEMPT

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

02/11/2013

Organization carrying out Activity:

Lake Worth Community Redevelopment Agency

Activity is being carried out through:

Activity is being carried out by Grantee:

No

Organization carrying out Activity:

Lake Worth Community Redevelopment Agency

Activity is being carried out through:

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Lake Worth Community Redevelopment Agency	Local Government	\$ 0.00

Total Budget, Program Funds: \$ 0.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 0.00

Location Description:

Activity Description:

Covers expenses for Printing, Office Supplies, Software other other Misc Expenses required to run NSP Program.

Grantee Activity Number: CRA-999--Office Sp

Activity Title: Office & Utilities

Activity Type:

Administration

Project Number:

006-E

Projected Start Date:

02/12/2010

National Objective:

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

Environmental Assessment:

EXEMPT

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

02/11/2013

Organization carrying out Activity:

Lake Worth Community Redevelopment Agency

Activity is being carried out through:

Total Budget, Program Funds: \$ 0.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 0.00

Location Description:

Activity Description:

Cvoers offices space, Utilities, Communications

Grantee Activity Number: CRA-999--Prof Services

Activity Title: Professional Services

Activity Type:

Administration

Activity Status:

Under Way

Project Number:

006-E

Project Title:

Administration

Projected Start Date:

02/12/2010

Projected End Date:

02/11/2013

National Objective:

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

Organization carrying out Activity:

Lake Worth Community Redevelopment Agency

Environmental Assessment:

EXEMPT

Activity is being carried out through:

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Lake Worth Community Redevelopment Agency

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Lake Worth Community Redevelopment Agency

Organization Type

Local Government

Proposed

\$ 0.00

Total Budget, Program Funds: \$ 0.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 0.00

Location Description:

Activity Description:

Cover the following expenses: Code, Report Mgmt, Legal/Title, Misc Contracts, Database, Mapping and misc professional services

Grantee Activity Number: CRA-999--Training

Activity Title: Travel & Training

Activity Type:

Administration

Project Number:

006-E

Projected Start Date:

02/12/2010

National Objective:

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

Environmental Assessment:

EXEMPT

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

02/11/2013

Organization carrying out Activity:

Lake Worth Community Redevelopment Agency

Activity is being carried out through:

Activity is being carried out by Grantee:

No

Organization carrying out Activity:

Lake Worth Community Redevelopment Agency

Activity is being carried out through:

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Lake Worth Community Redevelopment Agency

Organization Type

Local Government

Proposed

\$ 0.00

Total Budget, Program Funds: \$ 0.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 0.00

Location Description:

Activity Description:

Cover training and travel

Grantee Activity Number: HH RH 001 LH25

Activity Title: Rehabilitation of units for LH 25 households

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

002-A

Project Title:

Rehab & Acquisition

Projected Start Date:

02/12/2010

Projected End Date:

02/11/2013

National Objective:

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

Organization carrying out Activity:

Habitat for Humanity

Environmental Assessment:

UNDERWAY

Activity is being carried out through:

Accomplishment

of Properties

Total

3

Low

3

Mod

of Households benefitting

3

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Habitat for Humanity

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Habitat for Humanity

Organization Type

Non-Profit

Proposed

\$ 180,000.00

Total Budget, Program Funds:

\$ 180,000.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 180,000.00

Location Description:

The City of Lake Worth Florida within the census tracts 12099005100, 12099005201, 12099005202 and 12099004402.

Activity Description:

Rehabilitation of 3 units by Habitat for Humanity benefiting households making 50% or less of AMI

Grantee Activity Number: HH RH 001 LMMI

Activity Title: Rehab of LMMI units

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

002-A

Project Title:

Rehab & Acquisition

Projected Start Date:

02/10/2010

Projected End Date:

02/11/2013

National Objective:

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

Organization carrying out Activity:

Habitat for Humanity

Environmental Assessment:

UNDERWAY

Activity is being carried out through:

Accomplishment

of Properties

Total

28

Low

Mod

of Households benefitting

28

28

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Habitat for Humanity

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Habitat for Humanity

Organization Type

Non-Profit

Proposed

\$ 1,620,000.00

Total Budget, Program Funds: \$ 1,680,000.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 1,680,000.00

Location Description:

The City of Lake Worth Florida within the census tracts 12099005100,12099005201,12099005202 and 12099004402.

Activity Description:

Rehab of 28 units benefitting 80% of AMI.

Grantee Activity Number: HP FM 001 LH25

Activity Title: Home ownership - 25%

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

001

Projected Start Date:

02/12/2010

National Objective:

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

Environmental Assessment:

EXEMPT

Activity Status:

Under Way

Project Title:

Financing Mechanism

Projected End Date:

02/11/2013

Organization carrying out Activity:

Housing Partnership

Activity is being carried out through:

Accomplishment

of housing units

Total

25

Low

25

Mod

of Households benefitting

25

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Housing Partnership

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Housing Partnership

Organization Type

Non-Profit

Proposed

\$ 1,500,000.00

Total Budget, Program Funds: \$ 1,500,000.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 1,500,000.00

Location Description:

The City of Lake Worth Florida within the census tracts 12099005100, 12099005201, 12099005202 and 12099004402.

Activity Description:

Financing mechanisms for purchase and redevelopment of foreclosed homes and residential properties.

Financing will be an important factor in getting the lower income families into housing since the average income in Lake Worth is well below the stated county average. We will also be offering rental opportunities for 25 families with lower incomes and other challenges such as credit and underemployment. All of these benefits will be realized within three years of implementation of this project.

Purchasing households with income under 50% of Area Median Income as calculated by the federal HOME program may borrow up to \$60,000 provided that the front end housing ratio does not exceed 33% and is not less than 29%. Total debt ratio will not exceed 45% of income. These borrowers must contribute 1% of the purchase price from their own funds, which may include IDA account proceeds.

Grantee Activity Number:	HP FM 002 LMMI
Activity Title:	Homeowner Asst - Moderate Income Households

Activity Type:
Homeownership Assistance to low- and moderate-income

Project Number:
001

Projected Start Date:
02/12/2010

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

Environmental Assessment:
EXEMPT

Activity Status:
Under Way

Project Title:
Financing Mechanism

Projected End Date:
02/11/2013

Organization carrying out Activity:
Housing Partnership

Activity is being carried out through:

Accomplishment	Total	Low	Mod
# of housing units	25		
# of Households benefitting	25		25

Activity is being carried out by Grantee: No

Activity is being carried out through:

Organization carrying out Activity:
Housing Partnership

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Housing Partnership	Non-Profit	\$ 875,000.00

Total Budget, Program Funds: \$ 875,000.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 875,000.00

Location Description:

The City of Lake Worth Florida within the census tracts 12099005100, 12099005201, 12099005202 and 12099004402.

Activity Description:

Financing mechanisms for purchase and redevelopment of foreclosed homes and residential properties. Financing will be an important factor in getting the lower income families into housing since the average income in Lake Worth is well below the stated county average. Purchasing households with incomes under 81% but more than 50% of Area Median Income as calculated by the federal HOME program may borrow up to \$40,000 provided that the front end housing ratio does not exceed 33% and is not less than 29%. Total debt will not exceed 45% of household income. These borrowers must contribute 2% of the purchase price from their own funds, which may include IDA account proceeds.

Action Plan History

Version

B-09-CN-FL-0019 AP#1

Date

05/21/2010