

# Action Plan

**Grantee:** Palm Beach County, FL

**Grant:** B-09-LN-FL-0021

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**Grant Amount:** \$ 50,000,000.00

**Status:** Reviewed and Approved

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## Funding Sources

Funding Source	Funding Type
Westgate CRA/Neighborhood	State Funds
Community Land Trust of PBC--\$70,000	Other Federal Funds
Community Land Trust of PBC--\$130,000	State Funds
Community Land Trust of PBC--\$1,324,145	Financial Institution Money
PBC Housing Finance Authority--\$28,000,000	Other Local Government Funds

## Narratives

### Executive Summary:

Many areas of the County are underutilized and provide great opportunities for redevelopment, including the Urban Redevelopment Area (URA) and the Glades Region Target Area (GRTA). The URA consists of 25 square miles and was created in 2005 to focus the County's redevelopment and infill efforts by promoting economic growth; improving the present condition of infrastructure, investment and reinvestment in the area; and discouraging urban sprawl by directing development where resources exist. The GRTA encompasses portions of the municipalities of South Bay, Belle Glade, and Pahokee, and the unincorporated area of Canal Point.

The three activities being implemented under the NSP2 Program will target and provide housing benefits (rental and homeownership) to 414 households with incomes which are at or below 120% of the County's MFI as follows:

- First and/or Second Mortgage Loan Program for which \$14.35 million is being allocated will provide benefits to 95 households;
- Residential Redevelopment Grant Program for which \$12.72 million is being allocated will provide benefits to 94 households; and,
- Neighborhood Rental Redevelopment Loan Program for which \$18.67 million is being allocated will provide benefits to 227 renter households.

### Target Geography:

The NSP2 funding will be limited to use in the URA and the GRTA. These areas are physically and socially ripe for revitalization, and in need of assistance from the negative effects of the foreclosure crisis. The URA is located in eastern-central Palm Beach County, and is generally bounded by Community Drive on the north; Interstate 95 to the east; Haverhill and Jog Roads to the west; and Melaleuca Lane to the south. The following zip codes fall entirely, or partially within the URA: 33409; 33417; 33413; 33415; 33406; 33461; and 33463. The creation of the GRTA added nine census tracts to the NSP2 Program. These are census tracts 80.01; 80.02; 81.01; 81.02; 82.01; 82.02; 82.03; 83.01; and 83.02.

### Program Approach:

The purpose of the URA is to focus the County's redevelopment and infill efforts by promoting economic growth; improving the present condition of infrastructure, investment and reinvestment in the area; and discouraging urban sprawl by directing development where resources exist. The County's NSP2 Program has been designed to dovetail with these goals, while realizing the overall goal of HUD's NSP2 Program to stabilize and revitalize communities hard-hit by the recent economic and foreclosure crisis through removal of housing units from foreclosure and redevelopment of vacant or underutilized properties. The GRTA was also targeted because of the need for decent affordable housing for the residents of the Glades since there is not sufficient private economic incentive to maintain affordable housing in the area. The three activities under this application will target and provide housing benefits (rental and homeownership) to 414 households with incomes which are at or below 120% of the County's MFI. Of the 414 households slated to benefit from the programs to be undertaken, 195 households will have incomes which is at or below 50% of the AMI, and 219 households will have incomes between 51% and 120% of the County's AMI. The three activities are described in greater detail below:

1. First and/or Second Mortgage Program (\$14,355,175): provision of first and/or second mortgages to assist homebuyers to acquire a

foreclosed single family property for owner occupancy.

2. Residential Redevelopment Grant Program( \$12,724,825): provision of NSP2 grants to subrecipient municipalities, public agencies, and private non-profits for the acquisition and rehabilitation of vacant and foreclosed properties to be used for subsequent affordable resale or rental.

3. Neighborhood Rental Redevelopment Loan Program (\$18,670,000): provision of low-interest conditional loans to private for-profit developers or partnerships between private-for profits and public or non-profit partners for the redevelopment of vacant properties into affordable multifamily rental housing with a focus on the production of housing for the low and very-low income groups (<50AMI) including formerly homeless families.

The quick removal of 192 foreclosed single-family homes from the market will help stabilize the housing market within the target area by arresting the deterioration in housing prices in the area, and will revitalize the neighborhoods by bringing working families back into vacant housing structures that will eventually exert a blighting influence on the community.

In terms of economic impact, aside from the boost to the housing sales services industry, it is anticipated that approximately 172 construction related jobs will be created from the activity being proposed for the redevelopment of residential structures for use as rental. Additionally, the local property tax base will increase either through the payment of taxes previously gone unpaid on foreclosures, and by taxes generated through new housing development and redevelopment of vacant housing. All of these benefits will be realized within three years of implementation of this project.

**Consortium Members:**

This NSP2 Program is NOT a consortium, but that of a single governmental entity: Palm Beach County, Florida.

**How to Get Additional Information:**

For additional information, please contact Edward W. Lowery, Director, Palm Beach County Department of Housing and Community Development, 100 Australian Avenue, Suite 500, West Palm Beach, FL 33406 (561) 233-3602 or elowery@pbcgov.org

## Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
01	Administration	NS2-10	NSP2 Administration
02	Financing Mechanism	NS2-20	NSP2 First and/orSecond Mortgage Loan
		NS2-21	NSP2 First and/or Second Mortgage
03	Acquisition and Rehabilitation	NS2-31	Community Land Trust Acq/Rehab-LH
		NS2-32	Community Land Traust Acq/Rehab--
		NS2-33	Neighborhood Renaissance Acq/Rehab--
		NS2-34	Neighborhood Renaissance Acq/Rehab-
		NS2-35	Westgate CRA Acq/Rehab--LH
		NS2-36	Westgate CRA Acq/Rehab--LMMI
04	Redevelopment	NS2-40	Westgate Plaza Apartments--LH
		NS2-41	Westgate Plaza Apartmetns--LMMI
		NS2-42	Colonial Lakes Apartments--LH
		NS2-43	Colonial Lakes Apartmetns--LMMI
		NS2-44	CLT Davis Landings--LH
		NS2-45	CLT Davis Landings--LMMI
9999	Restricted Balance		<i>No activities in this project</i>

## Activities

**Grantee Activity Number:** NS2-10  
**Activity Title:** NSP2 Administration

**Activity Type:**

Administration

**Activity Status:**

Under Way

**Project Number:**

01

**Project Title:**

Administration

**Projected Start Date:**

02/11/2010

**Projected End Date:**

02/11/2013

**National Objective:**

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

**Total Budget, Program Funds:**

\$ 4,250,000.00

**Other Funds Total:**

\$ 0.00

**Environmental Assessment:**

EXEMPT

**Total Funds Amount:**

\$ 4,250,000.00

**Benefit Report Type:**

NA

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

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

Palm Beach County

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

**Responsible Organization**

Palm Beach County

**Organization Type**

Local Government

**Proposed**

\$ 4,250,000.00

**Location Description:**

Palm Beach County Department of Housing and Community Development, 100 Australian Avenue, Suite 500, West Palm Beach, FL 33406.

**Activity Description:**

General administration and planning costs incurred in undertaking Palm Beach County's NSP2 Program.

**Grantee Activity Number:** NS2-20  
**Activity Title:** NSP2 First and/or Second Mortgage Loan Program-LMMI

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

**Activity Status:**  
 Under Way

**Project Number:**  
 02

**Project Title:**  
 Financing Mechanism

**Projected Start Date:**  
 02/11/2010

**Projected End Date:**  
 02/11/2013

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

**Total Budget, Program Funds:** \$ 10,766,381.25

**Other Funds Total:** \$ 0.00

**Environmental Assessment:**  
 UNDERWAY

**Total Funds Amount:** \$ 10,766,381.25

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

**Proposed Beneficiaries**

	Total	Low	Mod	Low/Mod%
# Owner Households	71		40	56.34
# of Households	71		40	56.34

**Proposed Accomplishments**

	Total
# of Singlefamily Units	71
# of Housing Units	71

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

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 Palm Beach County

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

Responsible Organization	Organization Type	Proposed
Palm Beach County	Local Government	\$ 10,766,381.25

**Location Description:**

NSP2 funds will be limited to use in the Palm Beach County Urban Redevelopment Area (URA) and the Glades Region Target Area (GRTA). The URA is the central urban core of the County which is physically and socially ripe for revitalization, and in need of assistance from the negative effects of the foreclosure crisis. The URA is located in eastern-central Palm Beach County, and is generally bounded by Community Drive on the north; Interstate 95 to the east; Haverhill and Jog Roads to the west; and Melaleuca Lane to the south. The following zip codes fall entirely, or partially within the URA: 33409; 33417; 33413; 33415; 33406; 33461; and 33463. The GRTA encompasses portions of the Cities of South Bay, Pahokee, and Belle Glade and unincorporated Canal Point.

**Activity Description:**

Palm Beach County will provide 1st and/or 2nd mortgages to NSP2-eligible households in the 51-120% AMI income group to assist in the acquisition of vacant foreclosed and/or abandoned single-family homes for owner occupancy.

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**Grantee Activity Number:** NS2-21  
**Activity Title:** NSP2 First and/or Second Mortgage Program-LH

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

**Activity Status:**  
 Under Way

**Project Number:**  
 02

**Project Title:**  
 Financing Mechanism

**Projected Start Date:**  
 02/11/2010

**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.

**Total Budget, Program Funds:** \$ 3,588,793.75

**Other Funds Total:** \$ 0.00

**Environmental Assessment:**  
 UNDERWAY

**Total Funds Amount:** \$ 3,588,793.75

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

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	24	24		100.00
# of Households	24	24		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	24
# of Housing Units	24

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

**Activity is being carried out through:**  
 Grantee Employees

**Organization carrying out Activity:**  
 Palm Beach County

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

Responsible Organization	Organization Type	Proposed
Palm Beach County	Local Government	\$ 3,588,793.75

**Location Description:**

NSP2 funds will be limited to use in the Palm Beach County Urban Redevelopment Area (URA) and the Glades Region Target Area (GRTA). The URA is the central urban core of the County which is physically and socially ripe for revitalization, and in need of assistance from the negative effects of the foreclsoure crisis. The URA is located in eastern-central Palm Beach County, and is generally bounded by Community Drive on the north; Interstate 95 to the east; Haverhill and Jog Roads to the west; and Melaleuca Lane to the south. The following zip codes fall entirely, or partially within the URA: 33409; 33417; 33413; 33415; 33406; 33461; and 33463. The GRTA encompasses portions of the municipalities of South Bay, Belle Glade, and Pahokee and the unincorporated area of Canal Point.

**Activity Description:**

The County will provide NSP2 first and/or second mortgages to households in the 0 - 50% AMI income group to assist in the acquisition of vacant foreclosed and/or abandoned single-family homes for owner occupancy.

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**Grantee Activity Number:** NS2-31  
**Activity Title:** Community Land Trust Acq/Rehab-LH

**Activity Type:** Acquisition - general  
**Activity Status:** Under Way  
**Project Number:** 03  
**Project Title:** Acquisition and Rehabilitation  
**Projected Start Date:** 04/05/2011  
**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.  
**Total Budget, Program Funds:** \$ 1,046,037.50  
**Other Funds Total:** \$ 0.00  
**Environmental Assessment:** UNDERWAY  
**Total Funds Amount:** \$ 1,046,037.50

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

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	8	8		100.00
# of Households	8	8		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	8
# of Housing Units	8

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

**Organization carrying out Activity:** Community Land Trust of Palm Beach County

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

Responsible Organization	Organization Type	Proposed
Community Land Trust of Palm Beach County	Unknown	\$ 1,046,037.50

**Location Description:** Various locations within the County's Urban Redevelopment Area.

**Activity Description:** Acquisition and rehabilitation of 8 single-family properties for affordable rental to LH households.

**Grantee Activity Number:** NS2-32  
**Activity Title:** Community Land Traust Acq/Rehab--LMMI

**Activity Type:**  
 Acquisition - general

**Activity Status:**  
 Under Way

**Project Number:**  
 03

**Project Title:**  
 Acquisition and Rehabilitation

**Projected Start Date:**  
 04/05/2011

**Projected End Date:**  
 02/11/2013

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

**Total Budget, Program Funds:** \$ 1,046,037.50

**Other Funds Total:** \$ 0.00

**Environmental Assessment:**  
 UNDERWAY

**Total Funds Amount:** \$ 1,046,037.50

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

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	8		8	100.00
# of Households	8		8	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	8
# of Housing Units	8

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

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 Community Land Trust of Palm Beach County

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

Responsible Organization	Organization Type	Proposed
Community Land Trust of Palm Beach County	Unknown	\$ 1,046,037.50

**Location Description:**  
 Various locations within the County's Urban Redevelopment Area.

**Activity Description:**  
 Acquisition and rehabilitation of 8 single-family units for affordable resale to LMMI homebuyers.

**Grantee Activity Number:** NS2-33  
**Activity Title:** Neighborhood Renaissance Acq/Rehab--LH

**Activity Type:**

Acquisition - general

**Activity Status:**

Under Way

**Project Number:**

03

**Project Title:**

Acquisition and Rehabilitation

**Projected Start Date:**

04/05/2011

**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.

**Total Budget, Program Funds:**

\$ 4,750,000.00

**Other Funds Total:**

\$ 0.00

**Environmental Assessment:**

UNDERWAY

**Total Funds Amount:**

\$ 4,750,000.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	34	34		100.00
# of Households	34	34		100.00

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

34

# of Housing Units

34

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

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Neighborhood Renaissance, Inc.

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

**Responsible Organization**

Neighborhood Renaissance, Inc.

**Organization Type**

Unknown

**Proposed**

\$ 4,750,000.00

**Location Description:**

Various locations within the County's Urban Redevelopment Area.

**Activity Description:**

Acquisition and rehabilitation of 34 single-family units for affordable rental to LH households.

**Grantee Activity Number:** NS2-34  
**Activity Title:** Neighborhood Renaissance Acq/Rehab-LMMI

**Activity Type:**

Acquisition - general

**Activity Status:**

Under Way

**Project Number:**

03

**Project Title:**

Acquisition and Rehabilitation

**Projected Start Date:**

04/05/2011

**Projected End Date:**

02/11/2013

**National Objective:**

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

**Total Budget, Program Funds:**

\$ 4,750,000.00

**Other Funds Total:**

\$ 0.00

**Environmental Assessment:**

UNDERWAY

**Total Funds Amount:**

\$ 4,750,000.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

**Total**

**Low**

**Mod**

**Low/Mod%**

34

34

100.00

# of Households

34

34

100.00

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

34

# of Housing Units

34

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

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Neighborhood Renaissance, Inc.

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

**Responsible Organization**

Neighborhood Renaissance, Inc.

**Organization Type**

Unknown

**Proposed**

\$ 4,750,000.00

**Location Description:**

Various locations in the County's Urban Redevelopment Area.

**Activity Description:**

Acquisition and rehabilitation of 34 single-family housing units for affordable rental to LMMI households.

**Grantee Activity Number:** NS2-35  
**Activity Title:** Westgate CRA Acq/Rehab--LH

**Activity Type:**  
 Acquisition - general

**Activity Status:**  
 Under Way

**Project Number:**  
 03

**Project Title:**  
 Acquisition and Rehabilitation

**Projected Start Date:**  
 04/05/2011

**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.

**Total Budget, Program Funds:** \$ 566,375.00

**Other Funds Total:** \$ 0.00

**Environmental Assessment:**  
 UNDERWAY

**Total Funds Amount:** \$ 566,375.00

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

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

<b>Proposed Accomplishments</b>	<b>Total</b>
<b># of Singlefamily Units</b>	5
<b># of Housing Units</b>	5

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

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 Westgate/Belvedere Homes CRA

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

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed</b>
Westgate/Belvedere Homes CRA	State Agency	\$ 566,375.00

**Location Description:**  
 Various locations in the Westgate/Belvedere Homes CRA, located within the County's Urban Redevelopment Area.

**Activity Description:**  
 Acquisition and rehabilitation of 5 single-family homes for affordable resale to LH homebuyers.

**Grantee Activity Number:** NS2-36  
**Activity Title:** Westgate CRA Acq/Rehab--LMMI

**Activity Type:**  
 Acquisition - general

**Activity Status:**  
 Under Way

**Project Number:**  
 03

**Project Title:**  
 Acquisition and Rehabilitation

**Projected Start Date:**  
 04/05/2011

**Projected End Date:**  
 02/11/2013

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

**Total Budget, Program Funds:** \$ 566,375.00

**Other Funds Total:** \$ 0.00

**Environmental Assessment:**  
 UNDERWAY

**Total Funds Amount:** \$ 566,375.00

**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:**  
 No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 Westgate/Belvedere Homes CRA

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

Responsible Organization	Organization Type	Proposed
Westgate/Belvedere Homes CRA	State Agency	\$ 566,375.00

**Location Description:**

Various locations in the Westgate/Belvedere Homes CRA located within the County's Urban Redevelopment Area.

**Activity Description:**

Acquisition and rehabilitation of 5 single-family units for affordable resale to LMMI homebuyers.

**Grantee Activity Number:** NS2-40  
**Activity Title:** Westgate Plaza Apartments--LH

**Activity Type:** Construction of new housing  
**Activity Status:** Under Way  
**Project Number:** 04  
**Project Title:** Redevelopment  
**Projected Start Date:** 03/01/2011  
**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.  
**Total Budget, Program Funds:** \$ 3,355,000.00  
**Other Funds Total:** \$ 0.00  
**Environmental Assessment:** UNDERWAY  
**Total Funds Amount:** \$ 3,355,000.00

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

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	44	44		100.00
# of Households	44	44		100.00

Proposed Accomplishments	Total
# of Multifamily Units	44
# of Housing Units	44
# ELI Households (0-30% AMI)	

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

**Organization carrying out Activity:** Westgate Plaza Apartments, Ltd.

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

Responsible Organization	Organization Type	Proposed
Westgate Plaza Apartments, Ltd.	Unknown	\$ 3,355,000.00

**Location Description:**

Corner of Westgate Avenue and Quail Drive in the unincorporated Westgate/Belvedere Homes Target Area within the County's Urban Redevelopment Area.

**Activity Description:**

Redevelopment of vacant/demolished property by Developer for new construction of 80-unit multi-family rental housing complex. 44 units to be provided to LH income renters.

**Grantee Activity Number:** NS2-41  
**Activity Title:** Westgate Plaza Apartmetns--LMMI

**Activity Type:** Construction of new housing  
**Activity Status:** Under Way  
**Project Number:** 04  
**Project Title:** Redevelopment  
**Projected Start Date:** 03/01/2011  
**Projected End Date:** 02/11/2013

**National Objective:** LMMI: Low, Moderate and Middle Income National Objective for NSP Only  
**Total Budget, Program Funds:** \$ 2,745,000.00  
**Other Funds Total:** \$ 0.00  
**Total Funds Amount:** \$ 2,745,000.00

**Environmental Assessment:** UNDERWAY

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

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	36		36	100.00
# of Households	36		36	100.00

Proposed Accomplishments	Total
# of Multifamily Units	36
# of Housing Units	36

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

**Organization carrying out Activity:** Westgate Plaza Apartments, Ltd.

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

Responsible Organization	Organization Type	Proposed
Westgate Plaza Apartments, Ltd.	Unknown	\$ 2,745,000.00

**Location Description:** Corner of Westgate Avenue and Quail Drive in the unincorporated Westgate/Belvedere Homes CRA within the County's Urban Redevelopment Area.

**Activity Description:** Redevelopment of vacant/demolished property by Developer for new construction of 80 unit multifamily rental housing complex. 36 units to be provided to LMMI renters.

**Grantee Activity Number:** NS2-42  
**Activity Title:** Colonial Lakes Apartments--LH

**Activity Type:**  
 Construction of new housing

**Activity Status:**  
 Under Way

**Project Number:**  
 04

**Project Title:**  
 Redevelopment

**Projected Start Date:**  
 03/01/2011

**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.

**Total Budget, Program Funds:** \$ 3,765,813.70

**Other Funds Total:** \$ 0.00

**Environmental Assessment:**  
 UNDERWAY

**Total Funds Amount:** \$ 3,765,813.70

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

<b>Proposed Beneficiaries</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
<b># Renter Households</b>	66	66		100.00
<b># of Households</b>	66	66		100.00

<b>Proposed Accomplishments</b>	<b>Total</b>
<b># of Multifamily Units</b>	66
<b># of Housing Units</b>	66
<b># ELI Households (0-30% AMI)</b>	

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

**Organization carrying out Activity:**  
 Colonial Lakes Apartments, Ltd.

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

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed</b>
Colonial Lakes Apartments, Ltd.	Unknown	\$ 3,765,813.70

**Location Description:**

Southwest corner of Lake Worth Road, and Westview Street in City of Greenacres within the County's Urban Redevelopment Area.

**Activity Description:**

Redevelopment of vacant/demolished property by Developer for new construction of 120 unit multi-family rental housing complex. 66 units to be provided to LH income renters.

**Grantee Activity Number:** NS2-43  
**Activity Title:** Colonial Lakes Apartmetns--LMMI

**Activity Type:** Construction of new housing  
**Activity Status:** Under Way  
**Project Number:** 04  
**Project Title:** Redevelopment  
**Projected Start Date:** 03/01/2011  
**Projected End Date:** 02/11/2013

**National Objective:** LMMI: Low, Moderate and Middle Income National Objective for NSP Only  
**Total Budget, Program Funds:** \$ 3,081,120.30  
**Other Funds Total:** \$ 0.00  
**Total Funds Amount:** \$ 3,081,120.30

**Environmental Assessment:** UNDERWAY

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

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	54		54	100.00
# of Households	54		54	100.00

Proposed Accomplishments	Total
# of Multifamily Units	54
# of Housing Units	54

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

**Organization carrying out Activity:** Colonial Lakes Apartments, Ltd.

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

Responsible Organization	Organization Type	Proposed
Colonial Lakes Apartments, Ltd.	Unknown	\$ 3,081,120.30

**Location Description:** Southwest corner of Lake Worth Road and Westview Street in City of Greenacres within the County's Urban Redevelopment Area.

**Activity Description:** Redevelopment of vacant/demolished property by Developer for new construction of 120-unit multi-family rental housing complex. 54 units will be provided to LMMI income renters.

**Grantee Activity Number:** NS2-44  
**Activity Title:** CLT Davis Landings--LH

**Activity Type:**  
 Construction of new housing

**Activity Status:**  
 Under Way

**Project Number:**  
 04

**Project Title:**  
 Redevelopment

**Projected Start Date:**  
 03/01/2011

**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.

**Total Budget, Program Funds:** \$ 3,147,686.30

**Other Funds Total:** \$ 0.00

**Environmental Assessment:**  
 UNDERWAY

**Total Funds Amount:** \$ 3,147,686.30

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

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	14	14		100.00
# of Households	14	14		100.00

Proposed Accomplishments	Total
# of Multifamily Units	14
# of Housing Units	14

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

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 Community Land Trust of Palm Beach County

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

Responsible Organization	Organization Type	Proposed
Community Land Trust of Palm Beach County	Unknown	\$ 3,147,686.30

**Location Description:**  
 Southern terminus of Davis Road (south of Melaleuca Lane) within the County's Urban Redevelopment Area.

**Activity Description:**  
 Redevelopment of vacant/demolished property by Subrecipient for new construction of 25 unit multi-family housing complex. 14 units to be provided to LH income renters.

**Grantee Activity Number:** NS2-45  
**Activity Title:** CLT Davis Landings--LMMI

**Activity Type:**  
 Construction of new housing

**Activity Status:**  
 Under Way

**Project Number:**  
 04

**Project Title:**  
 Redevelopment

**Projected Start Date:**  
 03/01/2011

**Projected End Date:**  
 02/11/2013

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

**Total Budget, Program Funds:** \$ 2,575,379.70

**Other Funds Total:** \$ 0.00

**Environmental Assessment:**  
 UNDERWAY

**Total Funds Amount:** \$ 2,575,379.70

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

<b>Proposed Beneficiaries</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
<b># Renter Households</b>	11		11	100.00
<b># of Households</b>	11		11	100.00

<b>Proposed Accomplishments</b>	<b>Total</b>
<b># of Multifamily Units</b>	11
<b># of Housing Units</b>	11

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

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 Community Land Trust of Palm Beach County

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

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed</b>
Community Land Trust of Palm Beach County	Unknown	\$ 2,575,379.70

**Location Description:**  
 Southern terminus of Davis Road, (south of Melaleuca Lane) within the County's Urban Redevelopment Area.

**Activity Description:**  
 Redevelopment of vacant/demolished property by Subrecipient for new construction of 25 unit multi-family rental housing complex. 11 units to be provided to LMMI renters.

## Action Plan History

No History Found