

# NEIGHBORHOOD STABILIZATION PROGRAM

## SUBSTANTIAL AMENDMENT

To Community Development Block Grant 2010 Action Plan



NEIGHBORHOOD SERVICES DIVISION

**February 21, 2011**



## 1. NSP3 Grantee Information

NSP3 Program Administrator Contact Information	
Name (Last, First)	Rewis, Brian
Email Address	<a href="mailto:brian.rewis@lakelandgov.net">brian.rewis@lakelandgov.net</a>
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## 2. Areas of Greatest Need

### Map Submission

The map generated at the HUD NSP3 Mapping Tool for Preparing Action Plan website is included as an attachment.

### Data Sources Used to Determine Areas of Greatest Need

#### Describe the data sources used to determine the areas of greatest need.

Response:

Sources used to determine the Areas of Greatest Need for NSP3 include:

- HUD Foreclosure Need website (<http://www.huduser.org/NSP/NSP3.html>)
- PolicyMap (<http://www.policymap.com/maps>)
- Trulia, Inc. (<http://www.trulia.com/>)
- Lakeland Association of Realtors - Four Year Sales and Inventory History 2007-2010
- U.S. Census Bureau, 2005-2009 American Community Survey (ACS)

### Determination of Areas of Greatest Need and Applicable Tiers

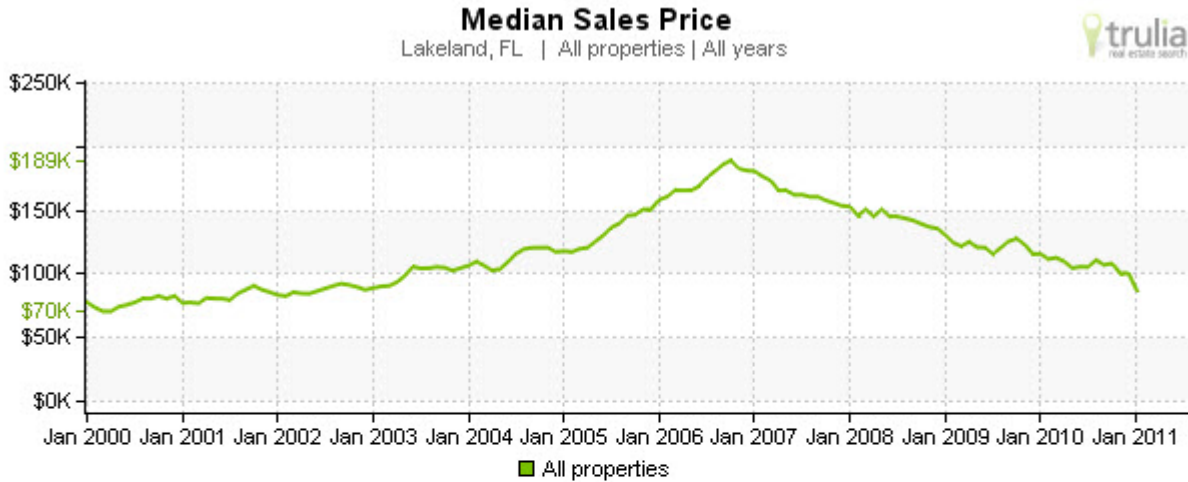
#### Describe how the areas of greatest need were established and whether a tiered approach is being utilized to determine the distribution of funding.

Response:

The NSP3 Areas of Greatest Need were determined by NSP3 planning data, including HUD foreclosure index scores for all eligible neighborhoods, as well as market data for the entire City of Lakeland. The foreclosure index score is a composite of the percentage of home foreclosures, the percentage of homes financed by a subprime mortgage related loan, and the prospective rate of foreclosure.

Market conditions in Lakeland as a whole, in general, mirror those of surrounding communities and the state. That is, demand remains at historic lows, with sales down 33.5 percent from October 2009 levels. Median sales price has fallen to pre-2002 levels, down 24.3 percent from October 2009 and 54 percent from the high of \$189,000 in late 2006 (see charts on following page). According to the Federal Housing Finance Agency Home Price Index, home values in Lakeland have fallen 31.5 percent since their peak value. Additionally, the average days a property listing is on the market continues to grow, to 127 in October 2010, which is 12.4 percent longer than a year ago and 44.3 percent longer than in January 2007.

City-wide, vacancy stands at 13.7 percent, or 6,391 of the 46,524 total housing units. Of the 40,133 occupied units, 55.9 percent are owner-occupied and 44.1 percent are renter-occupied. In terms of housing cost, 40 percent of owners with a mortgage and a 50 percent of renters in Lakeland spend 30 percent or more of household income on housing.



The City of Lakeland has identified three (3) Areas of Greatest Need for NSP3 as follows:

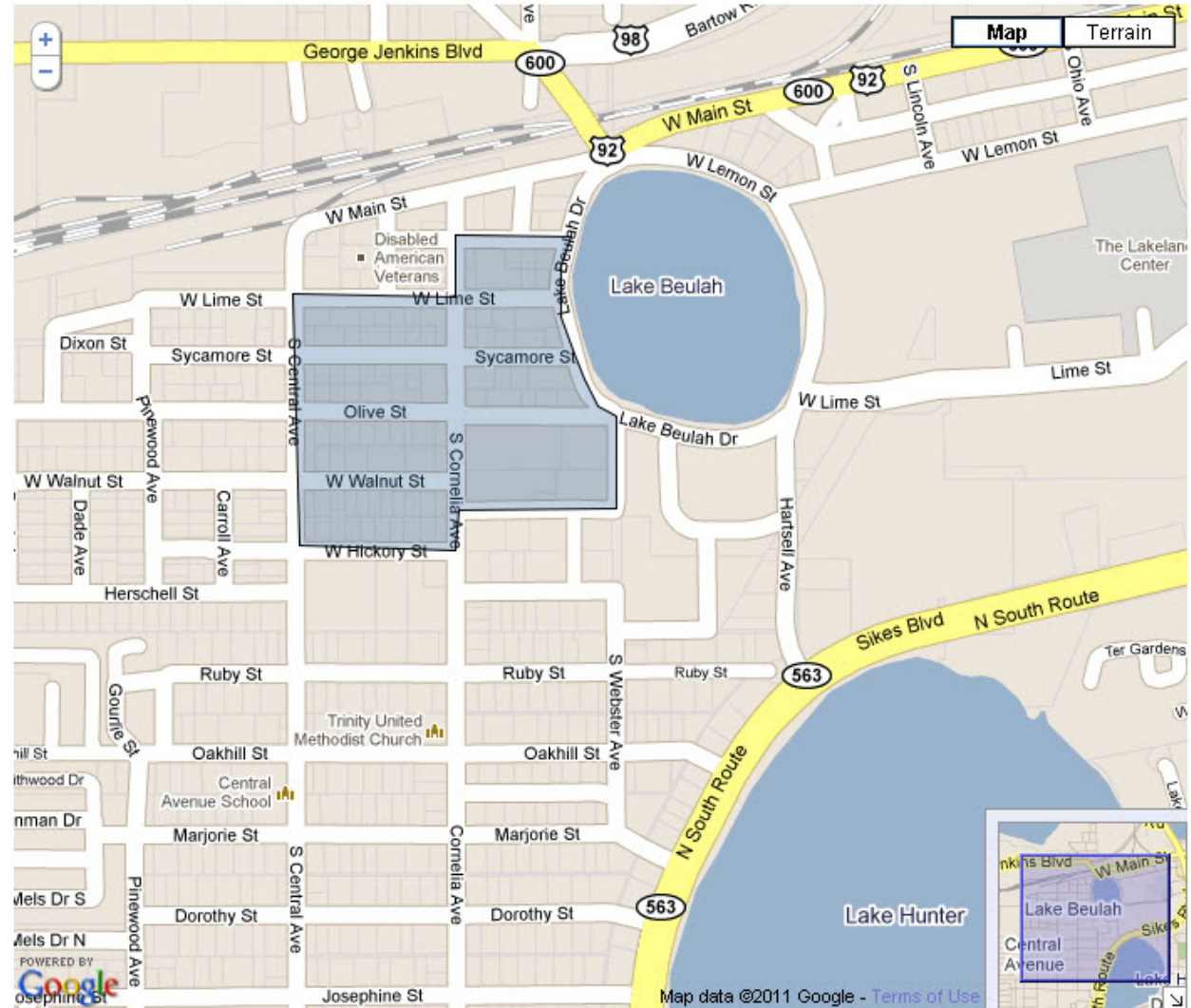
- Lake Beulah
- Webster Park
- Parker Street

A project summary for NSP3, as well as maps of these areas are included as attachments to this Substantial Amendment, along with the Planning Data disbursed by the HUD Foreclosure Need website for each area. The areas identified by the NSP3 grantee as having the greatest need must have an individual or average combined foreclosure need score of not less than 17. The three (3) Areas of Greatest Need selected by the City of Lakeland have an average combined need score of 19.88 (see Exhibit "A").

In an effort to further activities from NSP1, stabilizing neighborhoods and eliminating blight, all three (3) Areas of Greatest Need identified in this Plan are located within the Area of Greatest Need identified for NSP1.

HUD has strongly encouraged NSP3 grantees to identify compact target areas such that their limited NSP3 funding will have a visible neighborhood impact. To this end, HUD's planning data provides an estimated number of properties needed to make an impact in the identified target area, which is calculated as 20 percent of the REO (Real Estate Owned) in the past year.

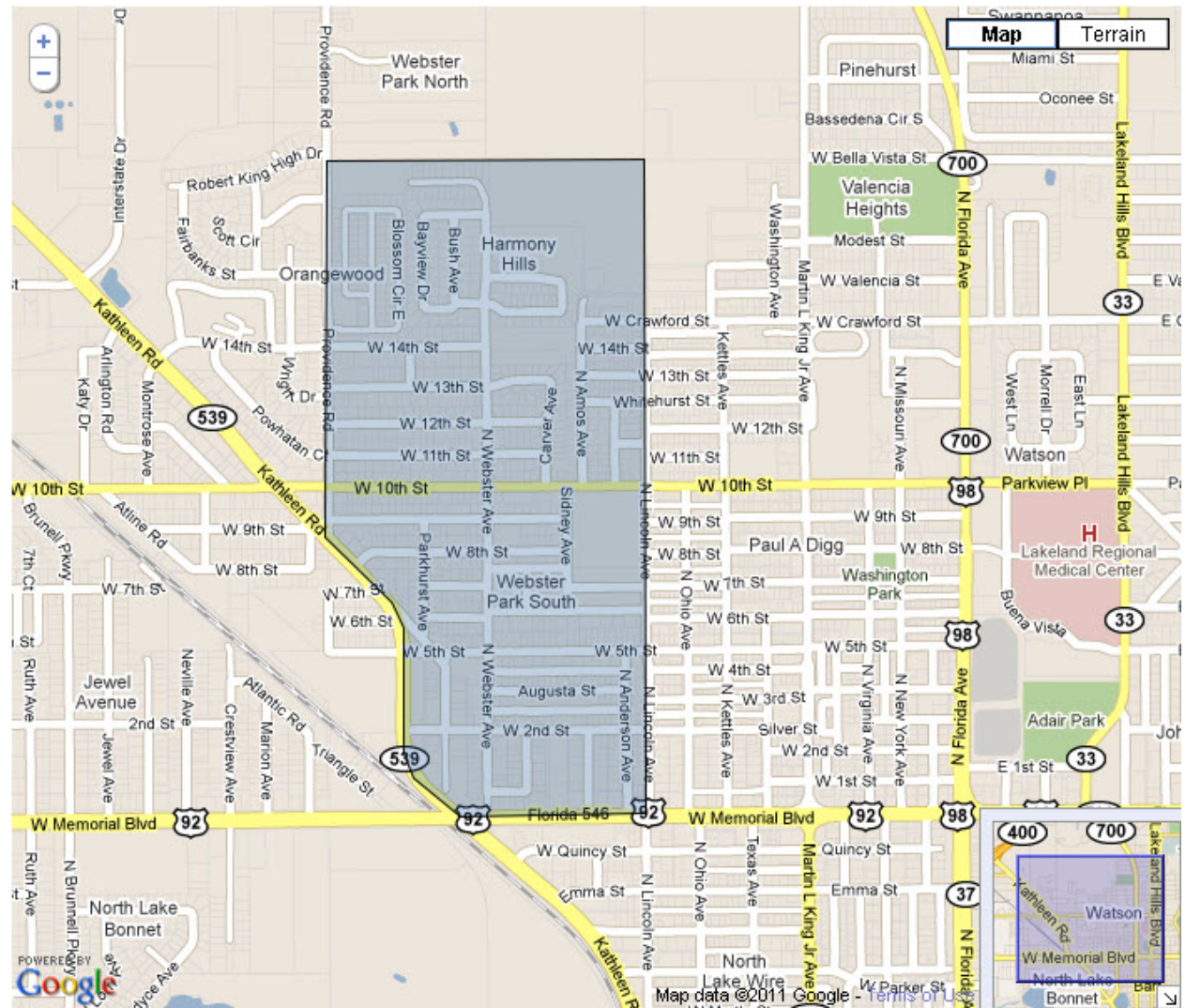
### Lake Beulah (Neighborhood ID: 2667449)



The Lake Beulah Neighborhood shown above received an NSP3 foreclosure need score of 19 (minimum State Threshold Score is 17), and contains 120 housing units. A predominantly low income neighborhood, 59.1 percent of persons earn less than 80 percent of Area Median Income (AMI), vacancy in this area of Lake Beulah is estimated at 10 percent. Of the 120 total housing units, 32 received a mortgage between 2004 and 2007. In terms of mortgage cost and delinquency, 27.6 percent of mortgages in this area were high cost between 2004 and 2007, and 15.4 percent of housing units in this neighborhood were 90 or more days delinquent or in foreclosure.

The Lake Beulah Neighborhood received an NSP3 Impact Score of 1, meaning acquisition and rehabilitation and redevelopment of a single foreclosed property in this neighborhood would have a noticeable impact. Further, and most important to the stability of the Lake Beulah Neighborhood, the City of Lakeland plans to leverage a portion of its NSP3 allocation to redevelop the site of a blighted, now demolished 9-unit rental property acquired through NSP1 in April 2010.

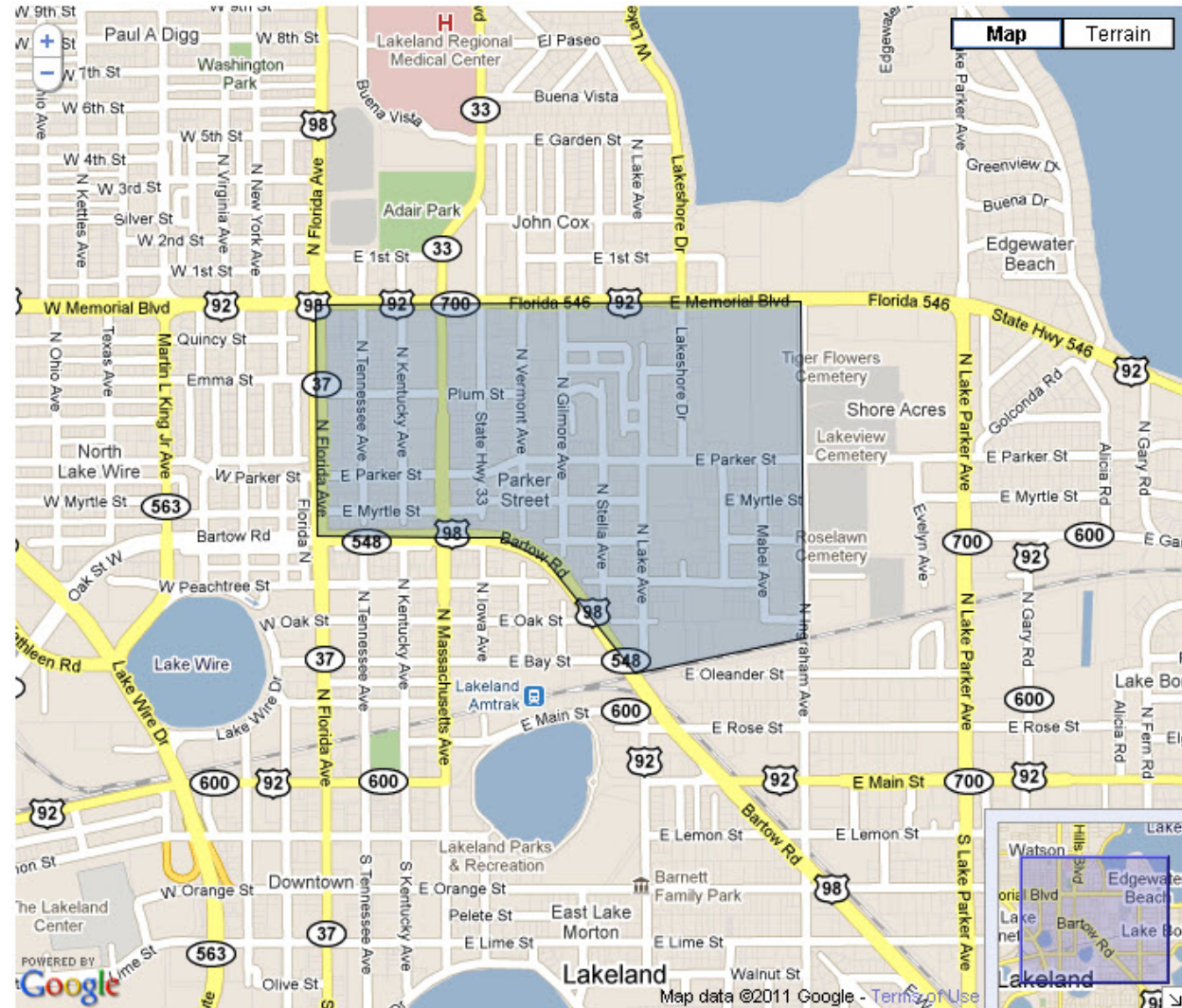
**Webster Park (Neighborhood ID: 8177093)**



The Webster Park Neighborhood shown above received the maximum possible NSP3 foreclosure need score of 20 (minimum State Threshold is 17), and contains 772 housing units. A predominantly low income neighborhood where 63.13 percent of residents earn less than 80 percent of Area Median Income (AMI) and eight out of ten earn less than 120 percent AMI, vacancy in Webster Park is estimated at 10.8 percent. Of the 772 total housing units, 124 received a mortgage between 2004 and 2007. In terms of cost and delinquency, 61 percent of mortgages between 2004 and 2007 were considered high cost, and 21.93 percent of housing units were 90 or more days delinquent or in foreclosure.

The identified Webster Park Neighborhood received an NSP3 Impact Score of 4, meaning acquisition and rehabilitation or redevelopment of four properties would have a visible neighborhood impact. Moreover, selection of Webster Park as an Area of Greatest Need for NSP3 furthers investment from NSP1, where five properties were acquired and rehabilitated (two have since been sold).

**Parker Street (Neighborhood ID: 3160186)**



The Parker Street Neighborhood shown above received an NSP3 foreclosure need score of 19.9 (minimum State Threshold is 17), and contains 778 housing units. The residents of the Parker Street Neighborhood have the lowest incomes of the Areas of Greatest Need identified in this Plan, with 78.24 percent earning less than 80 percent of Area Median Income (AMI) and nine of 10 earning less than 120 percent AMI. Vacancy in Parker Street is estimated at 22.7 percent. Of the 778 total housing units, 87 percent received a mortgage between 2004 and 2007. In terms of cost and delinquency, 56.9 percent of mortgages between 2004 and 2007 were high cost, and 19.81 percent of housing units in this neighborhood were 90 or more days delinquent or in foreclosure.

The identified Parker Street Neighborhood received an NSP3 Impact Score of 2, meaning acquisition and rehabilitation or redevelopment of two properties in this neighborhood would have a visible impact. Further, two blighted properties were previously acquired, demolished and redeveloped through NSP1, so it is hoped that the additional NSP3 investment will build on previous activities and further stabilize the neighborhood. Finally, in addition to the aforementioned NSP1 acquisitions, significant public and private investment has been made in the Parker Street Neighborhood since 2007. Partners including the Lakeland Community Redevelopment Agency (CRA), Parker Street Ministries, Keystone Challenge Fund, Inc., and Lakeland Habitat for Humanity have brought 10 new families to the neighborhood and re-housed another existing resident in a substantially improved property. These partners collectively have rehabilitated six units and created or redeveloped five new, increasing the rate of homeownership and at the same time revitalizing and stabilizing the neighborhood. Parker Street has not only been impacted by the foreclosure crisis, but also by blighted transient and permanent rentals, and high levels of crime and homelessness. Beyond housing, in the Winter of 2010 the Florida Department of Transportation (FDOT) and the CRA jointly funded \$800,000 in improvements to East Parker Street between North Massachusetts Avenue and North Lake Parker Avenue. The enhancements were to beautify the corridor, while providing improvements for bicyclists, pedestrians and transit riders. The changes included converting East Parker Street from a four-lane undivided roadway section to a two-lane divided roadway with bike lanes, landscaped medians and turn lanes at strategic locations. This project, as well as the previously described housing activities, demonstrate a high level of commitment to the Parker Street Neighborhood from not only the City, but from dedicated partners, each sharing a common goal to restore this valuable central city neighborhood.

Distribution of NSP3 funding will not be determined in a tiered approach, but will be distributed to the Areas of Greatest Need based on the availability of eligible residential property and the appropriateness of the activity at the specific location within the context of neighborhood impact.

### 3. Definitions and Descriptions

#### Definitions

Term	Definition
Blighted Structure	In context of local law, and titled Unsafe Residential Buildings, Section 103.2.1 of the City of Lakeland’s Housing Code defines Blighted Structure as any structure which is unsafe, unsanitary, unfit for human habitation, or which is not provided with adequate egress, or which constitutes a fire hazard, or is otherwise dangerous to human life.
Affordable Rents	The maximum Affordable Rents shall not exceed the Fair Market Rents (FMR) as published annually by the U.S. Department of Housing and Urban Development for the Lakeland/Winter Haven Metropolitan Statistical Area (MSA). The FY2011 Fair Market Rents are as follows: <ul style="list-style-type: none"> <li>• 0 Bedroom \$663</li> <li>• 1 Bedroom \$732</li> <li>• 2 Bedroom \$843</li> <li>• 3 Bedroom \$1,069</li> <li>• 4 Bedroom \$1,254</li> </ul>

## Descriptions

Term	Definition
Long-Term Affordability	<p>The City of Lakeland will ensure long-term affordability through the use of a written agreement and recorded deferred payment lien/mortgage which will run in favor of the City. Both the agreement and lien documents will include language providing for recapture of funds should the recipient(s) of assistance fail to meet the terms of said agreement. The City will use the minimum affordability periods outlined by the HOME Investment Partnership Program, 24 CFR 92.252 (a), (c), (e) and (f), and 92.254. The minimum affordability periods are as follows:</p> <ul style="list-style-type: none"> <li>• Up to \$15,000            5 Years</li> <li>• \$15,001 to \$40,000    10 Years</li> <li>• Over \$40,000            15 Years</li> <li>• New Construction        20 Years</li> </ul>
Housing Rehabilitation Standards	<p>The City of Lakeland’s Neighborhood Services Division has adopted the General Bid Specifications (Property Standards) for use in its housing programs (included as attachment to this Plan). The City’s Building Inspection Division inspects construction activities to ensure compliance with applicable building, electrical, mechanical and plumbing codes. The City has adopted the following general building codes:</p> <ul style="list-style-type: none"> <li>• New home construction - Florida Building Code 2004 Residential</li> <li>• Rehabilitation or alteration of existing homes - Florida Building Code 2004 Existing Building</li> <li>• Energy Code - Florida Building Code 2004 Building, Chapter 13, Florida Energy Code</li> </ul> <p>Building codes are updated periodically and any future revisions shall be applicable and adopted for immediate use as part of NSP3.</p> <p>The General Bid Specifications (Property Standards) and the Florida Building Code shall govern all construction projects completed by the Neighborhood Services Division through NSP3. The Building Inspection Division shall inspect all construction project sites and components as appropriate to ensure compliance and in order to issue the required Certificates of Occupancy.</p> <p>Additionally, HUD has outlined specific requirements for NSP3, including:</p> <ul style="list-style-type: none"> <li>• All gut rehabilitation or new construction of residential buildings up to three stories must be designed to meet the standard for Energy Star Qualified New Homes.</li> <li>• All gut rehabilitation or new construction of mid or high rise multifamily units must be designed to meet the American Society of Heating, Refrigerating, and Air Conditioning Engineers Standard 90.1-2004, Appendix G plus 20% (which is the Energy Star Standard for multi-family buildings piloted by EPA and the Department of Energy).</li> <li>• Other rehabilitation must meet these standards to the extent applicable to the rehabilitation work undertaken, e.g. replace older</li> </ul>

	<p>obsolete products with Energy Star-46 labeled products.</p> <ul style="list-style-type: none"> <li>• Water efficient toilets, showers, and faucets, such as those with the WaterSense label, must be installed.</li> <li>• Where relevant, the housing should be improved to mitigate the impact of disasters, e.g. earthquake, hurricane, flooding, fires.</li> </ul>
Vicinity Hiring	<p>It is the City of Lakeland’s policy to require its contractors to provide equal employment opportunity to all employees and applicants for employment without regard to race, color, sex, national origin, disability, marital status, or sexual orientation. Section 3 of the Housing and Urban Development Act of 1968 requires the City of Lakeland to ensure that employment and other economic and business opportunities generated by the Department of Housing and Urban Development (HUD), to the greatest extent feasible, be directed to low-income persons and business concerns that provide economic opportunities to low-income persons.</p> <p>The City of Lakeland will incorporate Vicinity Hiring and Section 3 requirements in all procurements generated for use with NSP3 funding and follow the goal requirements outlined in 24 CFR Part 135 for awarding contracts to Section 3 business concerns. NSP3 will be marketed to potential Section 3 businesses located within the target area. Further, new jobs generated by NSP3 activities will, to the greatest extent feasible, be filled by low-income persons who reside within the target area. Subrecipients, contractors and subcontractors will be required to complete the “NSP3 Vicinity Hiring” form (included as attachment to this Plan).</p>

#### 4. Low-Income Targeting

##### Low-Income Set-Aside Amount

Enter the low-income set-aside percentage in the first field. The field for total funds set aside will populate based on the percentage entered in the first field and the total NSP3 grant.

**Identify the estimated amount of funds appropriated or otherwise made available under the NSP3 to be used to provide housing for individuals or families whose incomes do not exceed 50 percent of area median income.**

Response:

Total low-income set-aside **percentage** (must be no less than 25 percent): 25.00%

Total funds set aside for low-income individuals = \$325,785

##### Meeting Low-Income Target

**Provide a summary that describes the manner in which the low-income targeting goals will be met.**

Response:

Funding set-aside to provide housing for individuals or families whose incomes are at or below 50 percent of area median income will be used primarily for homeownership. Though a difficult proposition, the pride of homeownership and stabilizing nature of owner-occupied properties within the identified target areas make homeownership the preferred method of providing housing to families of very low income. However, in the event the markets in one or more of the established target areas will

not support homeownership for very low income persons, the City will make NSP3-acquired properties available for rent, and to that end will recruit one or more partners with the capacity and track record to manage multiple scattered site single-family rentals.

The City of Lakeland does not expect to acquire any foreclosed multi-family properties with NSP3 funding, though if one or more such NSP3-eligible properties were to come available they would be evaluated for cost-feasibility and neighborhood impact.

## 5. Acquisition and Relocation

### Demolition or Conversion of LMI Units

Does the grantee intend to demolish or convert any low- and moderate-income dwelling units (i.e., ≤ 80% of area median income)?	No
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If yes, fill in the table below.

Question	Number of Units
The number of low- and moderate-income dwelling units—i.e., ≤ 80% of area median income—reasonably expected to be demolished or converted as a direct result of NSP-assisted activities.	N/A
The number of NSP affordable housing units made available to low-, moderate-, and middle-income households—i.e., ≤ 120% of area median income—reasonably expected to be produced by activity and income level as provided for in DRGR, by each NSP activity providing such housing (including a proposed time schedule for commencement and completion).	N/A
The number of dwelling units reasonably expected to be made available for households whose income does not exceed 50 percent of area median income.	N/A

## 6. Public Comment

### Citizen Participation Plan

<p><b>Briefly describe how the grantee followed its citizen participation plan regarding this proposed substantial amendment or abbreviated plan.</b></p> <p>Response:</p> <p>The City of Lakeland’s Neighborhood Services Division advertised the Notice of Substantial Amendment to the 2010-2011 CDBG/HOME Action Plan in the local newspaper (The Ledger), outlining that the Substantial Amendment was available for public review on the City’s website (<a href="http://www.lakelandgov.net/commdev/housing/">http://www.lakelandgov.net/commdev/housing/</a>) from February 4 through February 19, 2011. Additionally, the Neighborhood Services Division made workshop presentations on the proposed Substantial Amendment to the MidTown Community Redevelopment Agency Advisory Board (CRA) on February 3, 2011, Citizens Advisory Committee (CAC) on February 7, 2011, Affordable Housing Advisory Committee (AHAC) on February 17, 2011, and to the City Commission on February 21, 2011.</p> <p>Members of the City Commission, AHAC, CAC, and CRA provided feedback on the plan as follows:</p> <ul style="list-style-type: none"> <li>• A member of the CRA asked if NSP3 funds can be used for multi-family rental, and were informed that yes, acquisition and rehabilitation of multi-family rental units is an eligible use of funds, provided the property is foreclosed or abandoned.</li> <li>• A member of the CRA asked how a prospective buyer would qualify to purchase an NSP</li> </ul>
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property. Staff outlined the process, eligible income levels, and assistance available.

- A member of the CRA remarked that identifying Webster Park as an NSP3 Area of Greatest Need was a good idea because of potential CRA investment in the neighborhood in the near future.
- A member of the CAC complimented inclusion of Parker Street as an NSP3 Area of Greatest Need. The member has volunteered with Habitat for Humanity in this neighborhood and has seen improvement over the past several years.

Staff received the following comments from the public:

- There were no comments received from the general public.

### Summary of Public Comments Received.

The summary of public comments received is included above.

## 7. NSP Information by Activity

Enter each activity name and fill in the corresponding information. If you have fewer than seven activities, please delete any extra activity fields. (For example, if you have three activities, you should delete the tables labeled “Activity Number 4,” “Activity Number 5,” “Activity Number 6,” and “Activity Number 7.” If you are unsure how to delete a table, see the instructions [above](#).

The field labeled “Total Budget for Activity” will populate based on the figures entered in the fields above it.

Consult the [NSP3 Program Design Guidebook](#) for guidance on completing the “Performance Measures” component of the activity tables below.

Activity Number 1	
<b>Activity Name</b>	Acquisition and Rehabilitation of Foreclosed Properties
<b>Uses</b>	Select all that apply: <input type="checkbox"/> Eligible Use A: Financing Mechanisms <input checked="" type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation <input type="checkbox"/> Eligible Use C: Land Banking <input type="checkbox"/> Eligible Use D: Demolition <input type="checkbox"/> Eligible Use E: Redevelopment
<b>CDBG Activity or Activities</b>	24 CFR 570.201(a) - Acquisition 24 CFR 570.201(b) - Disposition 24 CFR 570.201(n) - Direct Homeownership Assistance 24 CFR 570.202(a) - Eligible rehabilitation and preservation activities for homes and other residential properties 24 CFR 570.206 - Activity delivery costs for an eligible activity
<b>National Objective</b>	Low Moderate Middle Income Housing (LMMH)
<b>Activity Description</b>	The City of Lakeland’s Neighborhood Services Division will identify, evaluate, negotiate and purchase eligible residential properties that have been foreclosed or vacant for at least 90 days, including costs for appraisals, title, environmental review, inspections, closing costs, and other project delivery and developer fees. The City will negotiate purchase prices that reflect the maximum feasible discount from the Current Market Appraised Value

	<p>(CMAV), consistent with NSP3 regulations, taking into account the cost to the seller in terms of holding and carrying the property. Properties acquired under this Activity will be fully rehabilitated according to the previously outlined Housing Rehabilitation Standards. Once fully rehabilitated, properties acquired under this Activity will be marketed for sale to qualified buyers, with purchase assistance provided and secured by the City. Long-term affordability will be assured as outlined on page 7 of this Plan. It is anticipated that a portion of the funds associated with this Activity will be used for the acquisition and rehabilitation of housing to benefit individuals or families whose incomes are at or below 50 percent of area median income. Purchase assistance will be provided and long-term affordability achieved as outlined on page 7 of this Plan.</p> <p>In Section 5 of this Plan the City outlined its intent not to use NSP3 to acquire, demolish or convert any units that would result in the involuntary displacement of Persons, as defined in 49 CFR 24.2(a)(21). All acquisitions completed under this activity will be voluntary, and none will result in displacement which would trigger the requirements of the Uniform Relocation and Real Property Acquisition Policies Act of 1970 (URA).</p> <p>All NSP3 subrecipients, contractors and subcontractors will be required to demonstrate efforts to achieve the Vicinity Hiring requirements of NSP3. These efforts are to provide for the hiring of qualified employees who reside in the vicinity of NSP3 projects and contracts with qualified small businesses that are owned and operated by persons residing within the target area vicinity. Subrecipients, contractors and subcontractors will be required to complete the “NSP3 Vicinity Hiring” form (included as attachment to this Plan).</p> <p>After considering the current makeup and markets within the Areas of Greatest Need outlined in this Plan, the City of Lakeland has chosen to focus its neighborhood stabilization efforts on homeownership. Each of the target areas, while predominantly single-family, includes significant numbers of investor-owned rental units, which have and continue to exacerbate the destabilizing nature of foreclosures and defaults in these neighborhoods. Though a difficult proposition, the pride of homeownership and stabilizing nature of owner-occupied properties within the identified target areas make homeownership the preferred method of providing housing to families through NSP3. However, in the event the markets in one or more of the established target areas will not support homeownership, the City will make NSP3-acquired properties available for rent, and to that end will recruit one or more partners with the capacity and track record to manage multiple scattered site single-family rentals.</p>	
<b>Location Description</b>	Lake Beulah; Webster Park; Parker Street	
<b>Budget</b>	<b>Source of Funding</b>	<b>Dollar Amount</b>
	NSP3	\$658,696
<b>Total Budget for Activity</b>		<b>\$658,696</b>

<b>Performance Measures</b>	Six (6) housing units will be acquired, rehabilitated, and sold or rented.	
<b>Projected Start Date</b>	5/1/2011	
<b>Projected End Date</b>	4/30/2014	
<b>Responsible Organization</b>	<b>Name</b>	City of Lakeland
	<b>Location</b>	1104 Martin L. King, Jr. Avenue Lakeland, FL 33805
	<b>Administrator Contact Info</b>	(863) 834-3360 <a href="mailto:brian.rewis@lakelandgov.net">brian.rewis@lakelandgov.net</a>

<b>Activity Number 2</b>	
<b>Activity Name</b>	Redevelopment of Demolished or Vacant Foreclosed Properties
<b>Use</b>	Select all that apply:
	<input type="checkbox"/> Eligible Use A: Financing Mechanisms
	<input checked="" type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation
	<input type="checkbox"/> Eligible Use C: Land Banking
	<input type="checkbox"/> Eligible Use D: Demolition
<input checked="" type="checkbox"/> Eligible Use E: Redevelopment	
<b>CDBG Activity or Activities</b>	24 CFR 570.201(a) - Acquisition 24 CFR 570.201(b) - Disposition 24 CFR 570.201(m) - Construction Activities 24 CFR 570.206 - Activity delivery costs for an eligible activity
<b>National Objective</b>	Low Moderate Middle Income Housing (LMMH)
<b>Activity Description</b>	<p>The City of Lakeland's Neighborhood Services Division will identify, evaluate, negotiate and purchase eligible residential properties that have been foreclosed or vacant for at least 90 days, including costs for appraisals, title, environmental review, inspections, closing costs, and other project delivery and developer fees. The City will negotiate purchase prices that reflect the maximum feasible discount from the Current Market Appraised Value (CMAV), consistent with NSP3 regulations, taking into account the cost to the seller in terms of holding and carrying the property. Properties acquired under this Activity will either be vacant when acquired or because of the blighted nature of the home or homes on the property, will be demolished for redevelopment. Redevelopment construction activities will be completed according to the previously outlined Housing Rehabilitation Standards. Once fully redeveloped, properties acquired under this Activity will be marketed for sale to qualified buyers, with purchase assistance provided and secured by the City. Long-term affordability will be assured as outlined on page 7 of this Plan. It is anticipated that a portion of the funds associated with this Activity will be used for the acquisition and rehabilitation of housing to benefit individuals or families whose incomes are at or below 50 percent of area median income. Purchase assistance will be provided and long-term affordability achieved as outlined on page 7 of this Plan.</p> <p>In Section 5 of this Plan the City outlined its intent not to use NSP3 to acquire, demolish or convert any units that would result in the involuntary displacement of Persons, as defined in 49 CFR 24.2(a)(21). All acquisitions completed under this activity will be voluntary, and none will result in</p>

	<p>displacement which would trigger the requirements of the Uniform Relocation and Real Property Acquisition Policies Act of 1970 (URA).</p> <p>All NSP3 subrecipients, contractors and subcontractors will be required to demonstrate efforts to achieve the Vicinity Hiring requirements of NSP3. These efforts are to provide for the hiring of qualified employees who reside in the vicinity of NSP3 projects and contracts with qualified small businesses that are owned and operated by persons residing within the target area vicinity. Subrecipients, contractors and subcontractors will be required to complete the “NSP3 Vicinity Hiring” form (included as attachment to this Plan).</p> <p>After considering the current makeup and markets within the Areas of Greatest Need outlined in this Plan, the City of Lakeland has chosen to focus its neighborhood stabilization efforts on homeownership. Each of the target areas, while predominantly single-family, includes significant numbers of investor-owned rental units, which have and continue to exacerbate the destabilizing nature of foreclosures and defaults in these neighborhoods. Though a difficult proposition, the pride of homeownership and stabilizing nature of owner-occupied properties within the identified target areas make homeownership the preferred method of providing housing to families through NSP3. However, in the event the markets in one or more of the established target areas will not support homeownership, the City will make NSP3-acquired properties available for rent, and to that end will recruit one or more partners with the capacity and track record to manage multiple scattered site single-family rentals.</p>	
<b>Location Description</b>	Lake Beulah; Webster Park; Parker Street	
<b>Budget</b>	<b>Source of Funding</b>	<b>Dollar Amount</b>
	NSP3	\$439,130
<b>Total Budget for Activity</b>	<b>\$439,130</b>	
<b>Performance Measures</b>	Eight (8) units will be redeveloped and sold or rented.	
<b>Projected Start Date</b>	5/1/2011	
<b>Projected End Date</b>	4/30/2014	
<b>Responsible Organization</b>	<b>Name</b>	City of Lakeland
	<b>Location</b>	1104 Martin L. King, Jr. Avenue Lakeland, FL 33805
	<b>Administrator Contact Info</b>	(863) 834-3360 <a href="mailto:brian.rewis@lakelandgov.net">brian.rewis@lakelandgov.net</a>

<b>Activity Number 3</b>	
<b>Activity Name</b>	Demolition of Blighted Structures
<b>Use</b>	Select all that apply:
	<input type="checkbox"/> Eligible Use A: Financing Mechanisms
	<input type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation
	<input type="checkbox"/> Eligible Use C: Land Banking
	<input checked="" type="checkbox"/> Eligible Use D: Demolition
	<input type="checkbox"/> Eligible Use E: Redevelopment

<b>CDBG Activity or Activities</b>	24 CFR 570.201(d) - Clearance and Demolition 24CFR 570.201(m) - Construction Activities 24 CFR 570.206 - Activity delivery costs for an eligible activity	
<b>National Objective</b>	Low Moderate Middle Income Area Benefit (LMMA)	
<b>Activity Description</b>	<p>The City of Lakeland’s Neighborhood Services Division will identify qualified blighted residential structures within NSP3 areas of greatest need and eligible for demolition under this Activity. Said structures may be acquired for redevelopment under Activity 2 of this Plan, or may be demolished solely under Activity 3 as constituting a serious threat to the public health, safety and welfare. In cases where demolition takes place absent acquisition of a foreclosed property, the demolition will have been duly authorized by the City of Lakeland’s Code Enforcement Board during a properly noticed public hearing.</p> <p>In Section 5 of this Plan the City outlined its intent not to use NSP3 to acquire, demolish or convert any units that would result in the involuntary displacement of Persons, as defined in 49 CFR 24.2(a)(21). All acquisitions completed under this activity will be voluntary, and none will result in displacement which would trigger the requirements of the Uniform Relocation and Real Property Acquisition Policies Act of 1970 (URA).</p> <p>All NSP3 subrecipients, contractors and subcontractors will be required to demonstrate efforts to achieve the Vicinity Hiring requirements of NSP3. These efforts are to provide for the hiring of qualified employees who reside in the vicinity of NSP3 projects and contracts with qualified small businesses that are owned and operated by persons residing within the target area vicinity. Subrecipients, contractors and subcontractors will be required to complete the “NSP3 Vicinity Hiring” form (included as attachment to this Plan).</p> <p>After considering the current makeup and markets within the Areas of Greatest Need outlined in this Plan, the City of Lakeland has chosen to focus its neighborhood stabilization efforts on homeownership. Each of the target areas, while predominantly single-family, includes significant numbers of investor-owned rental units, which have and continue to exacerbate the destabilizing nature of foreclosures and defaults in these neighborhoods. Though a difficult proposition, the pride of homeownership and stabilizing nature of owner-occupied properties within the identified target areas make homeownership the preferred method of providing housing to families through NSP3. However, in the event the markets in one or more of the established target areas will not support homeownership, the City will make NSP3-acquired properties available for rent, and to that end will recruit one or more partners with the capacity and track record to manage multiple scattered site single-family rentals.</p>	
<b>Location Description</b>	Lake Beulah; Webster Park; Parker Street	
<b>Budget</b>	<b>Source of Funding</b>	<b>Dollar Amount</b>
	NSP3	\$75,000

<b>Total Budget for Activity</b>	<b>\$75,000</b>	
<b>Performance Measures</b>	Demolish approximately five (5) blighted structures	
<b>Projected Start Date</b>	5/1/2011	
<b>Projected End Date</b>	4/30/2014	
<b>Responsible Organization</b>	<b>Name</b>	City of Lakeland
	<b>Location</b>	1104 Martin L. King, Jr. Avenue Lakeland, FL 33805
	<b>Administrator Contact Info</b>	(863) 834-3360 <a href="mailto:brian.rewis@lakelandgov.net">brian.rewis@lakelandgov.net</a>

<b>Activity Number 4</b>		
<b>Activity Name</b>	Planning and Administration	
<b>Use</b>	Select all that apply:	
	<input type="checkbox"/>	Eligible Use A: Financing Mechanisms
	<input type="checkbox"/>	Eligible Use B: Acquisition and Rehabilitation
	<input type="checkbox"/>	Eligible Use C: Land Banking
	<input type="checkbox"/>	Eligible Use D: Demolition
<input type="checkbox"/>	Eligible Use E: Redevelopment	
<b>CDBG Activity or Activities</b>	24 CFR 570.206(a) - Planning and Administration	
<b>National Objective</b>	N/A	
<b>Activity Description</b>	NSP funds will be used to pay reasonable program administration costs related to the planning and execution of the activities listed above. This includes costs related to staffing for overall program management, coordination, monitoring, reporting, and direct and indirect costs.	
<b>Location Description</b>	N/A	
<b>Budget</b>	<b>Source of Funding</b>	<b>Dollar Amount</b>
	NSP3	\$130,313
<b>Total Budget for Activity</b>	<b>\$130,313</b>	
<b>Performance Measures</b>	N/A	
<b>Projected Start Date</b>	5/1/2011	
<b>Projected End Date</b>	4/30/2014	
<b>Responsible Organization</b>	<b>Name</b>	City of Lakeland
	<b>Location</b>	1104 Martin L. King, Jr. Avenue Lakeland, FL 33805
	<b>Administrator Contact Info</b>	(863) 834-3360 <a href="mailto:brian.rewis@lakelandgov.net">brian.rewis@lakelandgov.net</a>

## 8. Budget

Budget			
Activity	Low-Income Set-Aside (≤50% AMI)	Moderate/Middle (51%-120% AMI)	Total Per Activity
1. Acquisition and Rehabilitation	\$164,674	\$494,022	\$658,696
2. Acquisition and Redevelopment	\$142,361	\$296,769	\$439,130
3. Demolition	\$18,750	\$56,250	\$75,000
4. Planning and Administration	N/A	N/A	\$130,313
<b>TOTAL</b>	<b>\$325,785</b>	<b>\$847,041</b>	<b>\$1,303,139</b>

## 9. Certifications

### Certifications for State and Entitlement Communities

(1) **Affirmatively furthering fair housing.** The jurisdiction 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-displacement and relocation plan.** The applicant certifies that it has in effect and is following a residential anti-displacement and relocation assistance plan.

(3) **Anti-lobbying.** The jurisdiction 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.

(4) **Authority of jurisdiction.** The jurisdiction certifies that the consolidated plan or abbreviated plan, as applicable, 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.

(5) **Consistency with plan.** The jurisdiction certifies that the housing activities to be undertaken with NSP funds are consistent with its consolidated plan or abbreviated plan, as applicable.

(6) **Acquisition and relocation.** The jurisdiction 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.

(7) **Section 3.** The jurisdiction 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.

(8) **Citizen participation.** The jurisdiction 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 NSP requirements.

(9) **Following a plan.** The jurisdiction certifies it is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD. [Only States and entitlement jurisdictions use this certification.]

(10) **Use of funds.** The jurisdiction certifies that it will comply with the Dodd-Frank Wall Street Reform and Consumer Protection Act and Title XII of Division A of the American Recovery and Reinvestment Act of 2009 by spending 50 percent of its grant funds within 2 years, and spending 100 percent within 3 years, of receipt of the grant.

(11) **The jurisdiction 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 jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG 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 CDBG 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 jurisdiction certifies that it lacks NSP or CDBG funds to cover the assessment.

(12) **Excessive force.** The jurisdiction 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.

(13) **Compliance with anti-discrimination laws.** The jurisdiction 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.

(14) **Compliance with lead-based paint procedures.** The jurisdiction 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.

(15) **Compliance with laws.** The jurisdiction certifies that it will comply with applicable laws.

(16) **Vicinity hiring.** The jurisdiction certifies that it will, to the maximum extent feasible, provide for hiring of employees that reside in the vicinity of NSP3 funded projects or contract with small businesses that are owned and operated by persons residing in the vicinity of NSP3 projects.

(17) **Development of affordable rental housing.** The jurisdiction certifies that it will abide by the procedures described in its NSP3 Abbreviated Plan to create preferences for the development of affordable rental housing for properties assisted with NSP3 funds.

\_\_\_\_\_  
Signature/Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

## Appendix: NSP3 Action Plan Contents Checklist

The checklist below is an optional tool for NSP3 grantees to help to ensure that all required elements of the NSP3 Substantial Amendment or the Abbreviated Plan are submitted to HUD. This checklist only includes the minimum required elements that must be included in the NSP3 Action Plan and grantees may want to add additional details. This document must be protected, as described above, in order to use the checkboxes in this checklist.

### 1. NSP3 Grantee Information

	Yes
Did you include the Program Administrator's name, address, phone, and email address?	<input checked="" type="checkbox"/>

### 2. Areas of Greatest Need

	Yes
Does the narrative description describe how funds will give priority emphasis to areas of greatest need?	<input checked="" type="checkbox"/>
Does the narrative description specifically address how the funds will give priority emphasis to those areas:	
• With the highest percentage of home foreclosures?	<input checked="" type="checkbox"/>
• With the highest percentage of homes financed by subprime mortgage related loan?; and	<input checked="" type="checkbox"/>
• Identified by the grantee as likely to face a significant rise in the rate of home foreclosures?	<input checked="" type="checkbox"/>
Did you create the area of greatest needs map at <a href="http://www.huduser.org/NSP/NSP3.html">http://www.huduser.org/NSP/NSP3.html</a> ?	<input checked="" type="checkbox"/>
Did you include the map as an attachment to your Action Plan?	<input checked="" type="checkbox"/>
<i>ONLY Applicable for States:</i> Did you include the needs of all entitlement communities in the State?	<input type="checkbox"/>

### 3. Definitions and Descriptions

	Yes
Are the following definitions and topics included in your substantial amendment?:	
• Blighted structure in context of state or local law,	<input checked="" type="checkbox"/>

<ul style="list-style-type: none"> <li>• Affordable rents,</li> <li>• Ensuring long term affordability for all NSP funded housing projects,</li> <li>• Applicable housing rehabilitation standards for NSP funded projects</li> </ul>	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>

#### 4. Low-Income Targeting

	Yes
Did you identify the estimated amount of funds appropriated to provide housing that meets the low-income set aside target?	<input checked="" type="checkbox"/>
Did you provide a summary describing how your jurisdiction will meet its low-income set aside goals?	<input checked="" type="checkbox"/>

#### 5. Acquisition & Relocation

	Yes
For all acquisitions that will result in displacement did you specify:	
<ul style="list-style-type: none"> <li>• The planned activity,</li> </ul>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>• The number of units that will result in displacement,</li> </ul>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>• The manner in which the grantee will comply with URA for those residents?</li> </ul>	<input checked="" type="checkbox"/>

#### 6. Public Comment

	Yes
Did you provide your draft of the NSP3 substantial amendment for a minimum of 15 days for public comment?	<input checked="" type="checkbox"/>
Did you include the public comments you received on the NSP3 substantial amendment in your plan?	<input checked="" type="checkbox"/>

#### 7. NSP Information by Activity

	Check all that apply
Did you include a description of all eligible NSP3 activities you plan to implement with your NSP3 award?	<input checked="" type="checkbox"/>
For each eligible NSP3 activity you plan to implement did you include:	

• Eligible use or uses?	<input checked="" type="checkbox"/>
• Correlated eligible CDBG activity or activities?	<input checked="" type="checkbox"/>
• Associated national objective?	<input checked="" type="checkbox"/>
• How the activity will address local market conditions?	<input checked="" type="checkbox"/>
• Range of interest rates (if any)?	<input checked="" type="checkbox"/>
• Duration or term of assistance?	<input checked="" type="checkbox"/>
• Tenure of beneficiaries (e.g. rental or homeowner)?	<input checked="" type="checkbox"/>
• If the activity produces housing, how the design of the activity will ensure continued affordability?	<input checked="" type="checkbox"/>
• How you will, to the maximum extent possible, provide for vicinity hiring?	<input checked="" type="checkbox"/>
• Procedures used to create affordable rental housing preferences?	<input checked="" type="checkbox"/>
• Areas of greatest need addressed by the activity or activities?	<input checked="" type="checkbox"/>
• Amount of funds budgeted for the activity?	<input checked="" type="checkbox"/>
• Appropriate performance measures for the activity (e.g. units of housing to be acquired, rehabilitated, or demolished for the income levels represented in DRGR) ?	<input checked="" type="checkbox"/>
• Expected start and end dates of the activity?	<input checked="" type="checkbox"/>
• Name and location of the entity that will carry out the activity?	<input checked="" type="checkbox"/>

## 8. Certifications

	Yes
Did you sign and submit the certification form applicable to your jurisdiction?	<input checked="" type="checkbox"/>

## 9. Additional Documentation

	Yes
Did you include a signed SF-424?	<input checked="" type="checkbox"/>

**APPLICATION FOR  
FEDERAL ASSISTANCE**

OMB Approved No. 3076-0006

Version 7/03

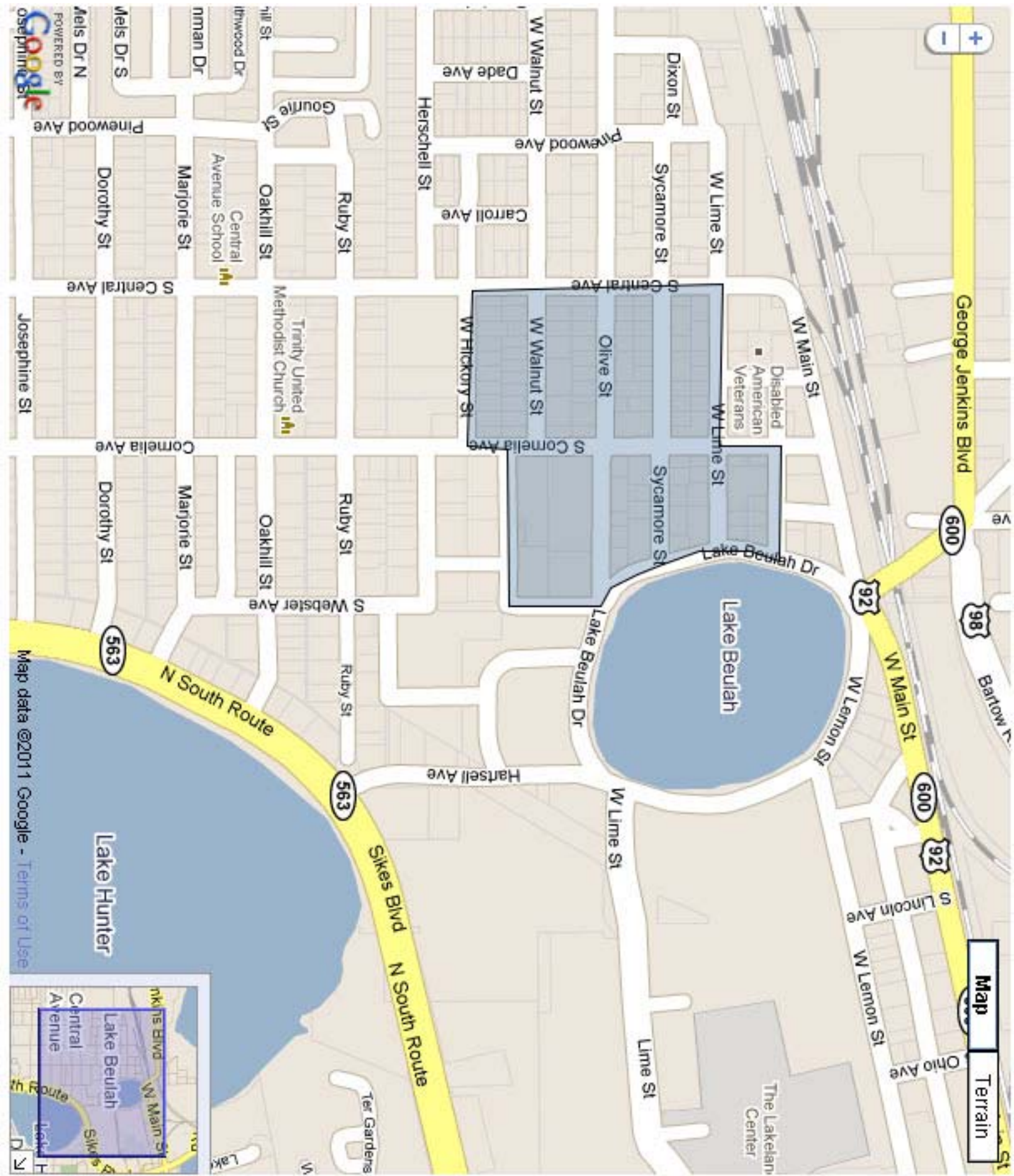
<b>1. TYPE OF SUBMISSION:</b> Application		<b>2. DATE SUBMITTED</b> 02/21/2011	Applicant Identifier
<input type="checkbox"/> Construction	Pre-application	<b>3. DATE RECEIVED BY STATE</b>	State Application Identifier
<input checked="" type="checkbox"/> Non-Construction	<input type="checkbox"/> Construction	<b>4. DATE RECEIVED BY FEDERAL AGENCY</b>	Federal Identifier B-10-MC-12-0011
<input type="checkbox"/> Non-Construction	<input type="checkbox"/> Non-Construction		
<b>5. APPLICANT INFORMATION</b>			
Legal Name: CITY OF LAKELAND		<b>Organizational Unit:</b> Department: COMMUNITY DEVELOPMENT	
Organizational DUNS: 02-099-7812		Division: NEIGHBORHOOD SERVICES	
<b>Address:</b> Street: 1104 Martin L. King, Jr. Avenue		<b>Name and telephone number of person to be contacted on matters involving this application (give area code)</b>	
City: Lakeland		Prefix: Mr.	First Name: R.
County: Polk		Middle Name Brian	
State: FL		Last Name Rewis	
Zip Code 33805	Suffix:		
Country: United States of America		Email: brian.rewis@lakelandgov.net	
<b>6. EMPLOYER IDENTIFICATION NUMBER (EIN):</b>  5 9 - 6 0 0 0 3 5 4		Phone Number (give area code) 863/834-3360	Fax Number (give area code) 863/834-3369
<b>8. TYPE OF APPLICATION:</b> <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.)  Other (specify)		<b>7. TYPE OF APPLICANT:</b> (See back of form for Application Types)  C. City or Township Government Other (specify)	
<b>10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER:</b>  1 4 - 2 1 8		<b>9. NAME OF FEDERAL AGENCY:</b> U. S. Department of Housing and Urban Development	
TITLE (Name of Program): Labor Management Cooperation Program		<b>11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:</b> 1)Acquisition of foreclosed/abandoned properties 2)Rehabilitation of foreclosed/abandoned properties 3) Demolish blighted structures 4) Redevelop demolished/abandoned properties	
<b>12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.):</b> Lakeland, Florida		<b>14. CONGRESSIONAL DISTRICTS OF:</b> a. Applicant FL-5; FL-12	
<b>13. PROPOSED PROJECT</b> Start Date: 05/01/2011		b. Project FL-12	
Ending Date: 04/30/2014		<b>16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?</b>	
<b>15. ESTIMATED FUNDING:</b>		a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON  DATE:  b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372 <input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW	
a. Federal	\$	1,303,139	
b. Applicant	\$	.00	
c. State	\$	.00	
d. Local	\$	.00	
e. Other	\$	.00	
f. Program Income	\$	.00	
g. TOTAL	\$	1,303,139	
<b>17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?</b> <input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No			
<b>18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.</b>			
a. Authorized Representative			
Prefix Mr.	First Name Douglas		Middle Name B.
Last Name Thomas		Suffix	
b. Title City Manager		c. Telephone Number (give area code) 863/834-6260	
d. Signature of Authorized Representative		e. Date Signed	

## Exhibit "A"

### Project Summary for NSP3

<b>Project Name</b>	<b>Total Housing Units</b>	<b>NSP3Need Score</b>
Webster Park	772	20
Lake Beulah	120	19
Parker Street	778	19.9
<b>Total Housing Units for All Shapes: 1670</b>		
<b>Total NSP3 Need Score: 19.88</b>		

Exhibit "B"



## Exhibit "C"

Neighborhood ID: 2667449

### NSP3 Planning Data

Grantee ID: 1216620E

Grantee State: FL

Grantee Name: LAKELAND

Grantee Address: 1104 Martin L. King, Jr. Avenue Lakeland FL 33805

Grantee Email: brian.rewis@lakelandgov.net

Neighborhood Name: Lake Beulah

Date:2011-01-31 00:00:00

#### NSP3 Score

The neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 19

State Minimum Threshold NSP3 Score: 17

Total Housing Units in Neighborhood: 120

#### Area Benefit Eligibility

Percent Persons Less than 120% AMI: 76.4

Percent Persons Less than 80% AMI: 59.1

#### Neighborhood Attributes (Estimates)

##### *Vacancy Estimate*

USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current for potentially serious blight problem.

The USPS "NoStat" indicator can mean different things. In rural areas, it is an indicator of vacancy. However, it can also be an address that has been issued but not ever used, it can indicate units under development, and it can be a very distressed property (most of the still flood damaged properties in New Orleans are NoStat). When using this variable, users need to understand the target area identified.

In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 127

Residential Addresses Vacant 90 or more days (USPS, March 2010): 13

Residential Addresses NoStat (USPS, March 2010): 5

### *Foreclosure Estimates*

HUD has developed a model for predicting where foreclosures are likely. That model estimates serious delinquency rates using data on the leading causes of foreclosures - subprime loans (HMDA Census Tract data on high cost and highly leveraged loans), increasing unemployment (BLS data on unemployment rate change), and fall in home values (FHFA data on house price change). The predicted serious delinquency rate is then used to apportion the state total counts of foreclosure starts (from the Mortgage Bankers Association) and REOs (from RealtyTrac) to individual block groups.

Total Housing Units to receive a mortgage between 2004 and 2007: 32

Percent of Housing Units with a high cost mortgage between 2004 and 2007: 27.6

Percent of Housing Units 90 or more days delinquent or in foreclosure: 15.4

Number of Foreclosure Starts in past year: 3

Number of Housing Units Real Estate Owned July 2009 to June 2010: 1

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a visible impact on the neighborhood. Nationwide there have been over 1.9 million foreclosure completions in the past two years. NSP 1, 2, and 3 combined are estimated to only be able to address 100,000 to 120,000 foreclosures. To stabilize a neighborhood requires focused investment.

Estimated number of properties needed to make an impact in identified target area (20% of REO in past year): 1

### Supporting Data

Metropolitan Area (or non-metropolitan area balance) percent fall in home value since peak value (Federal Housing Finance Agency Home Price Index through June 2010): -31.5

Place (if place over 20,000) or county unemployment rate June 2005<sup>\*</sup>: 3.5

Place (if place over 20,000) or county unemployment rate June 2010<sup>\*</sup>: 11.3

<sup>\*</sup>Bureau of Labor Statistics Local Area Unemployment Statistics

### Market Analysis:

HUD is providing the data above as a tool for both neighborhood targeting and to help inform the strategy development. Some things to consider:

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.
2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.
3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.
4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.
5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

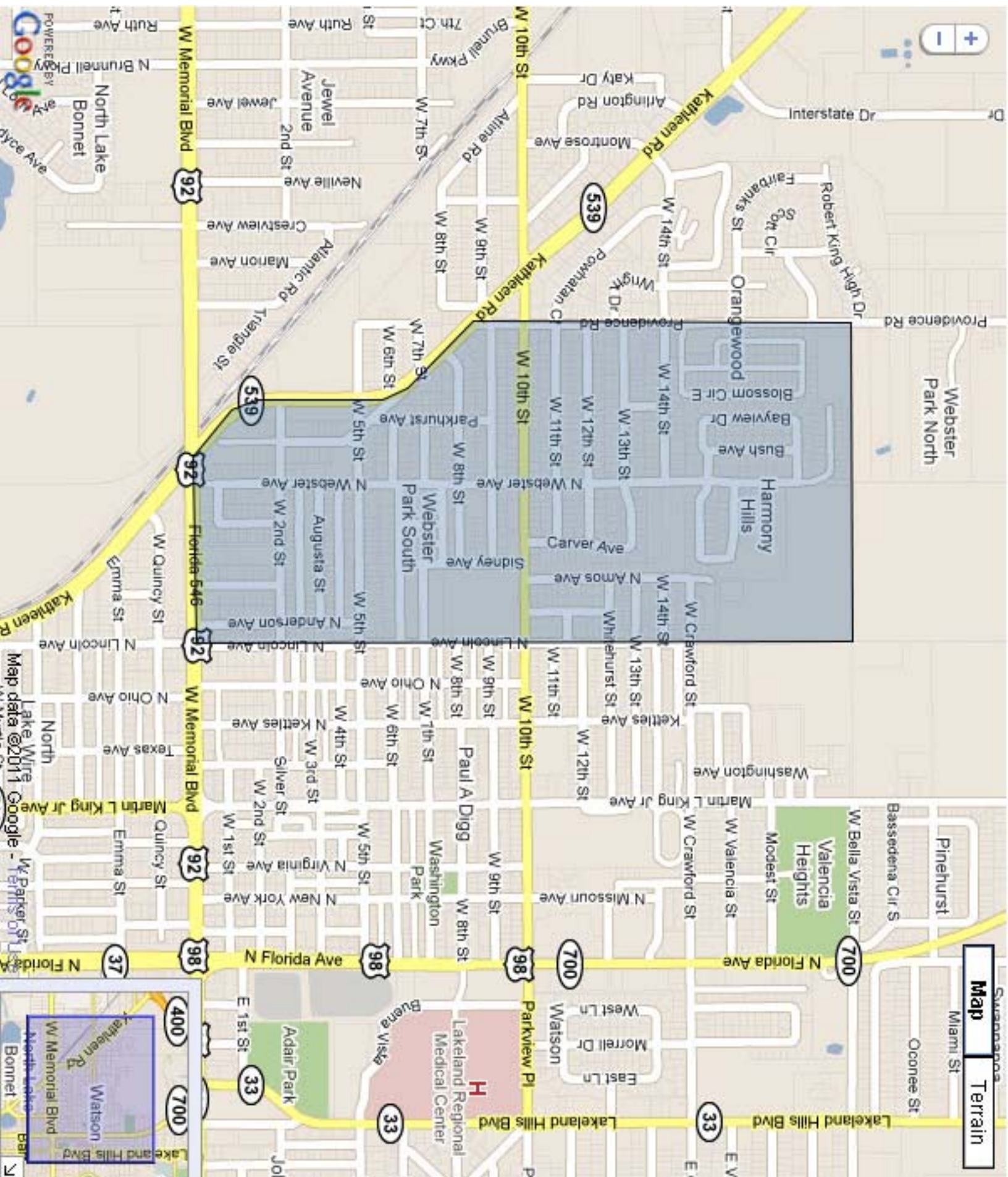
### Latitude and Longitude of corner points

-81.973597 28.040641 -81.971515 28.040603 -81.971515 28.041304 -81.970035 28.041285 -81.970164  
28.040963 -81.970164 28.040679 -81.970164 28.040376 -81.969992 28.039959 -81.969863 28.039675  
-81.969692 28.039372 -81.969455 28.039259 -81.969455 28.038217 -81.971473 28.038198 -81.971515  
28.037743 -81.973511 28.037800

Blocks Comprising Target Neighborhood

121050108001047, 121050108001046, 121050108001041, 121050108001040, 121050108001039,  
121050108001038, 121050108001037,

Exhibit "D"



Neighborhood ID: 8177093

## NSP3 Planning Data

Grantee ID: 1216620E

Grantee State: FL

Grantee Name: LAKELAND

Grantee Address: 1104 Martin L. King, Jr. Avenue Lakeland FL 33805

Grantee Email: brian.rewis@lakelandgov.net

Neighborhood Name: Webster Park

Date:2011-02-02 00:00:00

### NSP3 Score

The neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 20

State Minimum Threshold NSP3 Score: 17

Total Housing Units in Neighborhood: 772

### Area Benefit Eligibility

Percent Persons Less than 120% AMI: 81.65

Percent Persons Less than 80% AMI: 63.13

### Neighborhood Attributes (Estimates)

#### *Vacancy Estimate*

USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current for potentially serious blight problem.

The USPS "NoStat" indicator can mean different things. In rural areas, it is an indicator of vacancy. However, it can also be an address that has been issued but not ever used, it can indicate units under development, and it can be a very distressed property (most of the still flood damaged properties in New Orleans are NoStat). When using this variable, users need to understand the target area identified.

In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 739

Residential Addresses Vacant 90 or more days (USPS, March 2010): 80

Residential Addresses NoStat (USPS, March 2010): 60

### *Foreclosure Estimates*

HUD has developed a model for predicting where foreclosures are likely. That model estimates serious delinquency rates using data on the leading causes of foreclosures - subprime loans (HMDA Census Tract data on high cost and highly leveraged loans), increasing unemployment (BLS data on unemployment rate change), and fall in home values (FHFA data on house price change). The predicted serious delinquency rate is then used to apportion the state total counts of foreclosure starts (from the Mortgage Bankers Association) and REOs (from RealtyTrac) to individual block groups.

Total Housing Units to receive a mortgage between 2004 and 2007: 124

Percent of Housing Units with a high cost mortgage between 2004 and 2007: 61

Percent of Housing Units 90 or more days delinquent or in foreclosure: 21.93

Number of Foreclosure Starts in past year: 17

Number of Housing Units Real Estate Owned July 2009 to June 2010: 5

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a visible impact on the neighborhood. Nationwide there have been over 1.9 million foreclosure completions in the past two years. NSP 1, 2, and 3 combined are estimated to only be able to address 100,000 to 120,000 foreclosures. To stabilize a neighborhood requires focused investment.

Estimated number of properties needed to make an impact in identified target area (20% of REO in past year): 4

### Supporting Data

Metropolitan Area (or non-metropolitan area balance) percent fall in home value since peak value (Federal Housing Finance Agency Home Price Index through June 2010): -31.5

Place (if place over 20,000) or county unemployment rate June 2005<sup>\*</sup>: 3.5

Place (if place over 20,000) or county unemployment rate June 2010<sup>\*</sup>: 11.3

<sup>\*</sup>Bureau of Labor Statistics Local Area Unemployment Statistics

### Market Analysis:

HUD is providing the data above as a tool for both neighborhood targeting and to help inform the strategy development. Some things to consider:

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.
2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.
3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.
4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.
5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

### Latitude and Longitude of corner points

-81.973736 28.069708 -81.965582 28.069746 -81.965539 28.054939 -81.970303 28.054863 -81.971505  
28.055734 -81.971762 28.056302 -81.971762 28.056757 -81.971762 28.057817 -81.971762 28.059143  
-81.972063 28.059711 -81.973779 28.061188

Blocks Comprising Target Neighborhood

121050112011003, 121050112011005, 121050112011032, 121050112011031, 121050112011030,  
121050112011029, 121050112011028, 121050112011006, 121050112011017, 121050112011016,  
121050112011015, 121050112011004, 121050112011002, 121050112012027, 121050112012022,  
121050112012021, 121050112012020, 121050112012017, 121050112012015, 121050112023000,  
121050112023001, 121050112023005, 121050112023007, 121050112023028, 121050112023027,  
121050112023026, 121050112023016, 121050112023015, 121050112023014, 121050112023013,  
121050112023012, 121050112023011, 121050112023010, 121050112023009, 121050112023008,  
121050112023025, 121050112023024, 121050112023023, 121050112023022, 121050112023021,  
121050112023020, 121050112023019, 121050112023018, 121050112023006, 121050112023004,  
121050112023002,



## Exhibit "G"

Neighborhood ID: 3160186

### NSP3 Planning Data

Grantee ID: 1216620E

Grantee State: FL

Grantee Name: LAKELAND

Grantee Address: 1104 Martin L. King, Jr. Avenue Lakeland FL 33805

Grantee Email: brian.rewis@lakelandgov.net

Neighborhood Name: Parker Street

Date:2011-01-31 00:00:00

#### NSP3 Score

The neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 19.9

State Minimum Threshold NSP3 Score: 17

Total Housing Units in Neighborhood: 778

#### Area Benefit Eligibility

Percent Persons Less than 120% AMI: 90.83

Percent Persons Less than 80% AMI: 78.24

#### Neighborhood Attributes (Estimates)

##### *Vacancy Estimate*

USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current for potentially serious blight problem.

The USPS "NoStat" indicator can mean different things. In rural areas, it is an indicator of vacancy. However, it can also be an address that has been issued but not ever used, it can indicate units under development, and it can be a very distressed property (most of the still flood damaged properties in New Orleans are NoStat). When using this variable, users need to understand the target area identified.

In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 684

Residential Addresses Vacant 90 or more days (USPS, March 2010): 155

Residential Addresses NoStat (USPS, March 2010): 101

### *Foreclosure Estimates*

HUD has developed a model for predicting where foreclosures are likely. That model estimates serious delinquency rates using data on the leading causes of foreclosures - subprime loans (HMDA Census Tract data on high cost and highly leveraged loans), increasing unemployment (BLS data on unemployment rate change), and fall in home values (FHFA data on house price change). The predicted serious delinquency rate is then used to apportion the state total counts of foreclosure starts (from the Mortgage Bankers Association) and REOs (from RealtyTrac) to individual block groups.

Total Housing Units to receive a mortgage between 2004 and 2007: 87

Percent of Housing Units with a high cost mortgage between 2004 and 2007: 56.9

Percent of Housing Units 90 or more days delinquent or in foreclosure: 19.81

Number of Foreclosure Starts in past year: 10

Number of Housing Units Real Estate Owned July 2009 to June 2010: 3

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a visible impact on the neighborhood. Nationwide there have been over 1.9 million foreclosure completions in the past two years. NSP 1, 2, and 3 combined are estimated to only be able to address 100,000 to 120,000 foreclosures. To stabilize a neighborhood requires focused investment.

Estimated number of properties needed to make an impact in identified target area (20% of REO in past year): 2

### Supporting Data

Metropolitan Area (or non-metropolitan area balance) percent fall in home value since peak value (Federal Housing Finance Agency Home Price Index through June 2010): -31.5

Place (if place over 20,000) or county unemployment rate June 2005<sup>\*</sup>: 3.5

Place (if place over 20,000) or county unemployment rate June 2010<sup>\*</sup>: 11.3

<sup>\*</sup>Bureau of Labor Statistics Local Area Unemployment Statistics

### Market Analysis:

HUD is providing the data above as a tool for both neighborhood targeting and to help inform the strategy development. Some things to consider:

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.
2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.
3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.
4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.
5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

### Latitude and Longitude of corner points

-81.957439 28.054920 -81.944994 28.054996 -81.944908 28.047364 -81.949242 28.046588 -81.951517  
28.049106 -81.952718 28.049637 -81.953706 28.049656 -81.957396 28.049693

Blocks Comprising Target Neighborhood

121050102001000, 121050102001001, 121050102001002, 121050102001003, 121050102001004,  
121050102001005, 121050102001006, 121050102001007, 121050102001008, 121050102001009,  
121050102001010, 121050102001011, 121050102001012, 121050102001013, 121050102001016,  
121050102001017, 121050102001018, 121050102001025, 121050102002000, 121050102002001,  
121050102002002, 121050102002003, 121050102002022, 121050102002023, 121050102002024,  
121050102002025, 121050102002026, 121050102002027, 121050102002028, 121050102002029,  
121050102002041, 121050102002042, 121050102002043, 121050102002044, 121050103001013,  
121050103003004, 121050103003010, 121050103003009, 121050103003008, 121050103003007,  
121050103003006, 121050103003005,

**GENERAL CONDITIONS**

The following general conditions apply to the extent and quality of material and labor.

**A. APPLICABLE CODES –**

All work will be done in compliance with the current Florida Building Code - Residential, as adopted by the City of Lakeland.

**B. WORK WRITE UP –**

1. Scope of work, quantities and locations will be indicated.
2. The phrase “or equal” shall be interpreted to mean equal in quality and integral properties and similar in design.
3. No substitutions for any item listed will be accepted unless approved in writing by the Lakeland Neighborhood Services Division.
4. Contractors are cautioned to bid only on indicated items. Neglect to do so will result in bid being rejected.
5. Contractor will not be paid for any work deviating from that specified unless authorized by written change order.

**C. FEES AND PERMITS -**

The contractor shall obtain all permits and pay all fees required by the City of Lakeland Building Department or any other permitting agency.

**D. CONCRETE -**

Concrete shall be 3000 PSI Fiber Mix unless otherwise specified. All concrete shall be placed on undisturbed original soil or compacted fill, against solid forms when the temperature is 40-100° F. Voids and cavities in exposed concrete surfaced will be filled with cement pastes and dressed smooth.

**E. MASONRY -**

Lay masonry units when temperature is 40° F or more. Protect from exposure to precipitation, heat, freezing, soiling, backfill and other harmful elements. Brush and clean surface and tool joints where units are exposed.

**F. ROUGH CARPENTRY -**

All lumber material and items shall be suitable for intended use. Framing boards and plywood shall be grade marked. Framing lumber shall be number two grade or better. New lumber in contact with masonry and all lumber exposed to weather shall be pressure treated.

**G. FINISH CARPENTRY -**

All carpentry shall be neat and performed in a workman like manner in conformance with construction industry standards of acceptability. All installations shall be plumb, true and free of visual cracks. Doors and windows shall operate freely. All trim shall be installed with countersunk finish nails. All material shall be new unless otherwise noted.

**H. ROOFING -**

Unless otherwise specified, all material shall be new. All edges to be sealed and all adjoining surfaces to be flashed and caulked and made weather tight. Re-roofing shall be done in one continuous operation and the house contents protected at all times from exposure to the elements. All material to be applied in accordance to manufactures recommendations and applicable codes.

**I. DRYWALL -**

All material shall be applied dry with temperature between 50-100° F. Provide casing beads at all exposed edges, corners and abutments. Set all nail and screw heads. Apply tape and filler and feather all edges. Sand all work and apply texture as specified in work write up. Leave all work ready for paint.

**J. PAINTING -**

All surfaces shall be clean and dry for application. Secure all loose materials, set nails, fill holes, dents and cracks. Paint when temperature is from 40-100° F. No show-through, runs, sags or brush marks. All unpainted hardware to be paint free. Remove all paint from glass. When re-painting existing surfaces, remove all loose, blistered, scaling and deteriorated coatings. Remove deteriorated glazing compound and re-glaze. No windows will be painted shut.

**K. FLOOR COVERING -**

Unless otherwise specified, all material will be new. All interior carpeting will be FHA approved. All subfloors and underlayment will be well secured, dry, clean, level and free of cracks, depressions, voids, bumps and squeaks before installation of finish floor covering.

**L. PLUMBING -**

Unless otherwise specified, all material will be new. All items will operate safely and without leakage, noise, vibration or hammering. All penetration of building components will be neat, sleeved and fire stopped. Damage to structural members from drilling or notching will be repaired to the acceptance of the Building Inspector.

**M. ELECTRICAL -**

Unless otherwise specified, all material shall be new and UL approved and/or national electric code rated. All drilling, cutting and fastening will be neat and true. All patching will match the existing or surrounding surface.

**N. CLEANING -**

Remove all foreign material without damage to the original surface. Leave adjoining surfaces free of spills, splatters and marks. Floors will be vacuumed and wet mopped. Glass and mirrors will be cleaned and left without streaks, paint or film. Yards will be raked and free of all nails and construction debris.

**O. FINAL CLEAN -**

Remove from site all construction materials, tools and construction debris. Sweep clean all exterior work areas. Vacuum all interior work areas.

# Exhibit "I"

## NSP 3 Vicinity Hiring

**NEW HIRES (includes workers who have worked with the contractor in the recent past but did not continue to work for the contractor since the last job.)**

This form is distributed to the General Contractor (GC) at the Pre-Construction Meeting.

GC is also required to provide this form to any subcontractors they hire for this project.

<b>Firm Name:</b>	
<b>Project No:</b>	
<b>Project Name:</b>	
<b>Project Address:</b>	

Month of:		From:		To:	
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**Review the information below and check all that apply for the pay period shown above:**

We have not hired any new employees.

We have hired  employees that live within the NSP3 Target Area Vicinity.

We have hired  employees who meet Section 3 criteria. *\*(see next page for definition)*

We have hired  employees who do not meet Non-Section 3 criteria.

**We have taken one or more of the following recruitment steps to hire employees who live within the target area vicinity or who meet Section 3 criteria: (check all that apply)**

We have advertised to fill vacancy(ies) at the site(s), where work is taking place, in connection with this project.

Below, we have checked the steps that we have taken to find NSP3 Target Area Vicinity residents and residents that meet Section 3 criteria:

Place signs or posters in prominent places within the target area vicinity.

Taken photographs of the above item to document that the above step was carried out

Distribute employment flyers in locations accessible to NSP3 vicinity residents.

Post employment flyers in various locations within the NSP3 vicinity area.

Kept a log of all applicants and indicated the reasons why NSP3 Target Area Vicinity residents and/or Section 3 residents who applied were not hired

Retain copies of any employment applications completed by NSP3 Target Area Vicinity residents.

Requested training on NSP3 Vicinity Hiring and Section 3 employment requirements

\_\_\_\_\_  
Print Name and Title

\_\_\_\_\_  
Contractor

\_\_\_\_\_  
Date

\_\_\_\_\_  
(Signature)

