The Housing and Economic Recovery Act of 2008 created the Neighborhood Stabilization Program (NSP) and appropriated $3.92 billion to combat the problem of abandoned and foreclosed properties.

U.S. Department of Housing and Urban Development is administering agency.

NSP is governed by CDBG regulations at 24 CFR Part 570 except where specifically waived.

Palm Beach County was allocated $27,700,340.
ELIGIBLE ACTIVITIES

- Financing Mechanism – Local Housing Trust Fund: $12,845,811
- Purchase of Foreclosed or Abandoned Residential Properties: $5,000,000
- Redevelop Demolished or Vacant Properties: $7,500,000
- Administration: $2,354,529
NSP TIMELINE

September 2008
- HUD announced allocation amounts, list of grantees, & purpose of NSP

November 2008
- BCC approved NSP application to HUD

March 2009
- HUD Grant Agreement Executed

April 2009
- NOFA published announcing program

June 5th 2009
- Deadline to submit application to HCD

September 2010 - All funds to be obligated
RESIDENTIAL REDEVELOPMENT PROGRAM

• Eligible applicants are limited to non-profit organizations, public agencies, and municipalities
• $5M to be distributed via competitive RFP
• Purchase and rehabilitation of residential properties that are vacant and foreclosed upon
• Assisted properties to serve exclusive use as primary residence
**Activity must be located in an area of greatest need**

<table>
<thead>
<tr>
<th>ZIP CODES</th>
<th>GEOGRAPHIC AREAS</th>
</tr>
</thead>
<tbody>
<tr>
<td>33414, 33467, 33470</td>
<td>Wellington/Loxahatchee Grove/Surrounding unincorporated Areas</td>
</tr>
<tr>
<td>33409, 33413, 33415</td>
<td>Unincorporated Palm Beach County (including Westgate) - S of 45th Street; E of Turnpike; W of I-95; and N of Lake Worth Road.</td>
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<tr>
<td>33411</td>
<td>Royal Palm Beach/Acreage</td>
</tr>
<tr>
<td>33463</td>
<td>Greenacres</td>
</tr>
<tr>
<td>33445, 33446, 33484</td>
<td>Unincorporated Palm Beach County - S of Boynton Beach Blvd.; E of Loxahatchee National Wildlife Refuge; W of Military Trail; and N of Clint Moore Rd.</td>
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<tr>
<td>33428, 33433, 33434, 33498</td>
<td>Unincorporated Palm Beach County - S of Clint Moore Rd.; E of Loxahatchee National Wildlife Refuge; W of I-95; and N of Broward County line</td>
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<td>33458, 33469, 33477</td>
<td>Jupiter/Tequesta/Unincorporated Palm Beach County</td>
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<tr>
<td>33436, 33437</td>
<td>Unincorporated Palm Beach County (including Golf) – S of Gateway Blvd.; E of Loxahatchee National Wildlife Refuge; W of Congress Ave.; and N of Atlantic Ave.</td>
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<tr>
<td>33460</td>
<td>Lake Worth</td>
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<td>33404</td>
<td>Riviera Beach</td>
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<td>33403</td>
<td>Lake Park</td>
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<td>33417</td>
<td>Haverhill</td>
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<td>33462</td>
<td>Hypoluxo/Lantana/Atlantis/Manalapan/Unincorporated Palm Beach County</td>
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<tr>
<td>33430</td>
<td>Belle Glade</td>
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<tr>
<td>33476</td>
<td>Pahokee</td>
</tr>
<tr>
<td>33493</td>
<td>South Bay</td>
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<tr>
<td>33438</td>
<td>Canal Point</td>
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</table>
RESIDENTIAL REDEVELOPMENT PROGRAM REQUIREMENTS

- Beneficiary household income cannot exceed 120% of the Area Median Income (AMI).

<table>
<thead>
<tr>
<th>H/H SIZE</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
<th>6</th>
<th>7</th>
<th>8</th>
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</thead>
<tbody>
<tr>
<td>50% AMI</td>
<td>$26,400</td>
<td>$30,150</td>
<td>$33,950</td>
<td>$37,700</td>
<td>$40,700</td>
<td>$43,750</td>
<td>$46,750</td>
<td>$49,750</td>
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<tr>
<td>120% AMI</td>
<td>$63,350</td>
<td>$72,400</td>
<td>$81,450</td>
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<td>$97,700</td>
<td>$104,950</td>
<td>$112,200</td>
<td>$119,450</td>
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</tbody>
</table>

- NSP purchased property must be discounted at least 15% below the current market value.
- Subsequent resales must be to eligible buyers and sold at or below the NSP acquisition cost plus any carrying costs.
- Long term affordability must be ensured.
ELIGIBLE COSTS

- Direct acquisition price
- Cost of rehabilitation**
- Closing costs
- Activity delivery costs
  - $2,500 for each SF home purchased
  - $1,500 for each MF unit purchased

** Limits imposed on rehabilitation costs

$280,000 MAXIMUM
REHABILITATION STANDARDS

- Rehabilitations must be consistent with existing County CDBG policies
- Structural deficiencies shall be upgraded for compliance with municipal, county & state building standards
- Includes improvements to increase energy efficiency or conservation or to provide renewable energy sources for properties
- Maximum rehabilitation costs: $35,000 for SF detached units and $15,000 for MF and attached units
RESALE & AFFORDABILITY

- Properties shall be resold at or below the NSP acquisition cost plus carrying costs
- All sales must be approved by County
- Resale price must not be less that 75% of the initial NSP-funded purchase price
- Rental property must be leased at “affordable rents” and remain affordable for 20 years

<table>
<thead>
<tr>
<th>West Palm Beach – Boca Raton, FL HMFA</th>
<th>0 BR</th>
<th>1BR</th>
<th>2BR</th>
<th>3BR</th>
<th>4BR</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>$936</td>
<td>$1096</td>
<td>$1294</td>
<td>$1830</td>
<td>$1885</td>
</tr>
</tbody>
</table>

- Assisted buyers must maintain the home as their principle place of residence for 30 years
OTHER REQUIREMENTS

- All proceeds from the sale or rental of NSP-assisted units will be program income and must be returned to the County or used to fund an approved NSP eligible activity.

- Prior to closing, homebuyers must attend an 8-hour housing counseling session conducted by a HUD-certified housing counseling agency.
EVALUATION CRITERIA

• Funding allocations will be based on the following criteria:
  – Compliance with HUD and County program criteria
  – Properties identified for purchase at time of application
  – Properties for rental purposes versus homeownership
  – Maximization of use of NSP funds
  – Availability of pre-qualified list of prospective homebuyers/renters
  – Purchase of units requiring little or no rehabilitation
  – Past experience in providing housing to middle-, moderate-, and low-income households
  – Capacity to undertake the activity (administrative, financial, human resources)
CONTACT US

• Application available at:
  
  http://pbcgov.com/hcd/nsp.htm

• Questions can be directed to :
  
  Email: sschultz@pbcgov.org
  ccclarke@pbcgov.org
  cserrano@pbcgov.org
  
  Telephone: 561-233-3616