

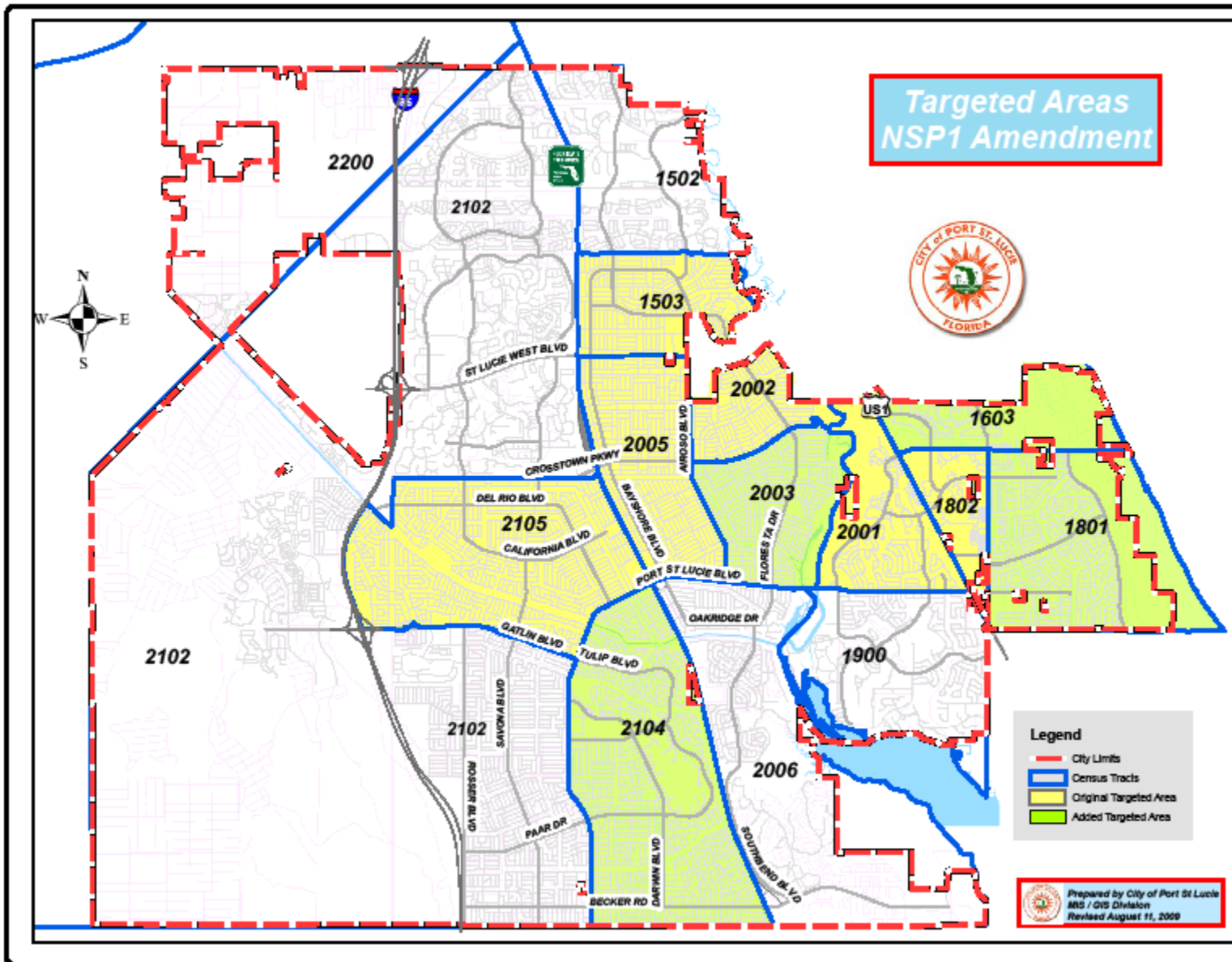


**NOTICE OF PUBLIC MEETING FOR
SUBSTANTIAL PLAN AMENDMENT
“NEIGHBORHOOD STABILIZATION PROGRAM”
TO THE 2008 CITY OF PORT ST. LUCIE
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
ACTION PLAN
AUGUST 2009**

The City of Port St. Lucie will hold a public meeting on a proposed substantial amendment to our 2008/2009 Community Development Block Grant (CDBG) Action Plan NSP-1 Program **on August 24, 2009 at a regularly scheduled Council Meeting** in the Council Chambers, Building A, 121 SW Port St. Lucie Boulevard, Port St. Lucie, FL.

The amendment proposes to expand the targeted area of the Neighborhood Stabilization Program (NSP) to include four additional Census Tracts for purchase of foreclosed homes in the City of Port St. Lucie (16.03, 18.01, 20.03 and 21.04). The Targeted Area (shown below) will now include the following census tracts:

Targeted Census Tracts	
15.03	20.02
16.03	20.03
18.01	20.05
18.02	21.04
20.01	21.05



Also, funding within the Program will be reallocated among strategies as follows:

Eligible Use Activities and Estimated Budget

*Note: Strikethrough figures = amount amended from
 Underlined figures = amount amended to

Eligible Use	Activity	Estimated Budget
A. Establish financing mechanisms for purchase of foreclosed upon homes and residential properties.	24 CFR 570.206 Set up and provide the financing mechanism program of soft-second loans for direct client financial and subsidy assistance for purchase of the resale of foreclosed homes from the City	\$1,409,000
		<u>\$ 2,512,819</u>
B. Purchase and rehabilitate	24 CFR 570.201	<u>\$7,595,319</u>

homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties.	(a)Acquisition	<u>\$7,000,000</u>
		\$ 56,000
	(b)Disposition	<u>\$ 256,000</u>
Purchase 100 homes (instead of 112)	(n) Direct homeownership assistance as modified below:	<u>\$3,000,000</u>
Repair 84 homes	570.202 eligible rehabilitation and preservation activities for homes and other residential properties	<u>\$2,250,000</u>
D. Demolish Blighted Structures	24 CFR 570.201(d)	<u>\$110,500</u>
Demolish 16 homes	Clearance for blighted structures only	<u>\$152,000</u>
Program Administration		\$ 1,352,313
Total		<u>\$13,523,132</u>

PROPOSED USE OF REALLOCATED FUNDING:

Funding was reallocated from acquisition (\$595,319) to financing mechanisms in order to allow greater down payment and closing cost assistance for clients qualified to purchase the properties from the City. As a result, fewer homes will be purchased with this first allocation. Also, funding was reallocated from repair funding as fewer homes will be repaired as a result of the reallocation of acquisition funding. The repair funding was reallocated to financing mechanisms (\$508,500) for the reasons described above and disposition (\$200,000) to allow for maintenance and utility costs of acquired homes and demolition (\$41,500) as it is estimated additional homes will be demolished. As funding is returned from the sale of the homes we will purchase and repair additional foreclosed properties.

The amendment has a mandatory 15 day comment period; all citizen comments will be addressed. **NOTICE IS GIVEN** that all persons interested in reviewing the NSP Draft Substantial Amendment may obtain copies at the City of Port St. Lucie Community Services Department, Room 221 at the address listed below beginning **August 19, 2009**. Also the proposal and draft amendment will be posted and available for downloading from the City's website at www.cityofpsl.com on or before August 19, 2009.

Send all comments by 5:00pm, September 4, 2009 to:

Tricia Pollard
Community Services Department
City of Port St. Lucie
121 SW Port St. Lucie Blvd.
Port St. Lucie, Fl 34984

NSP funds may be used to: (A.) Establish financing mechanisms for purchase and redevelopment of foreclosed homes and residential properties. (B.) Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed, in order to sell, rent, or redevelop such properties (C.) Establish land banks for homes that have been foreclosed. (D.) Demolish blighted structures. (E.) Redevelop demolished or vacant properties.

All activities will be governed by federal rules and regulations.

In providing notices to the public, the City follows a Citizen Participation Plan that includes a plan for minimizing displacement of persons resulting from activities funded under the CDBG program and lists plans to assist any persons actually displaced. No activities are contemplated with NSP funding that would cause displacement.

The City of Port St. Lucie CDBG program does not discriminate against any person because of race, color, religion, sex, handicap, familial status, or national origin. In accordance with Florida Statutes, Sections 166.041(3)(a) and 286.0105, "Interested parties may appear at the meeting and be heard with respect to the proposed", and "No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, any person who may seek to appeal any decision involving the matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at said meeting upon which any appeal is to be based." Any special accommodation requests, such as an interpreter, or special seating that may be required by the public should be made of the Port St. Lucie City Clerk's office before the meeting at 772-871-5157.

To request additional information call 772-871-5284. Para mas informacion en Espanol llame al 772-344-4337.