

Grantee: Indian River County, FL

Grant: B-11-UN-12-0022

July 1, 2011 thru September 30, 2011 Performance Report

Grant Number:

B-11-UN-12-0022

Obligation Date:**Grantee Name:**

Indian River County, FL

Award Date:**Grant Amount:**

\$1,500,428.00

Contract End Date:

03/10/2014

Grant Status:

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

No QPR Contact Found

Disasters:**Declaration Number**

NSP

Narratives**Summary of Distribution and Uses of NSP Funds:**

This plan proposes the use of the full \$1,500,428 in NSP3 funds earmarked for Indian River County for proposed foreclosed home acquisition and rehabilitation activities. Consistent with NSP3 rules, the Abbreviated Action Plan allocates 25% of NSP3 funds to be used to benefit households with incomes at or below 50% of the Area Median Income (AMI); allocates 10% of NSP3 funds to be used for grant administration purposes, and allocates the remaining funds to be used to benefit households with incomes at or below 120% of AMI. As such, the following activities and budgeted amounts are proposed:

Proposed Activities & Budget

Activity	Proposed Budget	# of Housing Units to be Addressed
>Administration	\$150,042	NA
>Acquisition and Rehabilitation &ndash Home Ownership >(at or below 120% AMI)	\$975,279	10
Acquisition and Rehabilitation &ndash Home Ownership >(at or below 50% AMI)	\$375,107	3
	Total \$1,500,428	13

>Activities

The County envisions working with one or more nonprofit housing organizations to acquire, rehabilitate, and sell housing units to income qualified households.

Overall, a total of thirteen (13) housing units will be acquired and rehabilitated using \$975,279 in NSP3 funds. Of those, ten (10) housing units will benefit households with incomes at or below 120% of AMI, while three (3) housing units will benefit households with incomes at or below 50% of AMI. While thirteen (13) housing units are listed in this action plan, county staff anticipates that additional housing units beyond the thirteen (13) will likely be purchased and rehabilitated using the \$1.5 million in NSP3 funds.

Grant Administration

The NSP3 will be managed in-house by Community Development Department staff.

How Fund Use Addresses Market Conditions:

The main data source used to determine areas of greatest need was the web based HUD NSP3 Target Area Mapping software which allowed the County to draw potential target areas on a map and review a range of foreclosure data. Besides other data, the output from this website includes an NSP3 Foreclosure Need Score (NSP3NEED). The NSP3NEED is an indicator of a selected target area's need for NSP3 assistance based on a formula using such factors as rate of subprime loans, foreclosure rates, vacancy rates, rate of increase in unemployment, and fall in home values. According to applicable regulations, proposed target areas with a NSP3NEED greater than 17 are eligible for consideration as NSP3 Target Areas. Other categories of data provided from the HUD NSP3 Target Area Mapping software include number of housing units in a selected target area, percentage of persons 120% and 80% AMI or below, vacancy rate (number of units not receiving mail in last 90 days), number of high cost mortgages executed between 2004 and 2007, estimated rate of mortgages seriously delinquent in June 2010, estimated number of foreclosure starts over the last year, estimated number of completed foreclosures in the past year, and percent fall in housing values since peak value.

In addition to the NSP3 Target Area Mapping software, data sources used to identify the areas of greatest need included the County Property Appraiser's files on foreclosures and distressed sales, local staff experience with the County's NSP1, and input from local nonprofit housing organizations that are actively involved with purchasing foreclosed and/or distressed properties within the County.

In 2009, Indian River County received \$4.6 million in NSP1 funding from the Florida Department of Community Affairs to purchase and rehabilitate residential housing units and sell or rent those housing units to income qualified households. The target area for the NSP1 funds

included most of the urbanized mainland portion of the County (west of the Indian River Lagoon). Together with two nonprofit housing partner organizations, the County used a large share of its NSP1 funds to purchase and rehab housing units in the northern and central parts of the County. Most of the housing units acquired with NSP1 funds were relatively new and were large 3 and 4 bedroom homes. The prices of those homes were as high as \$159,000. Because newer large homes can be costly and because the County's NSP3 funding allocation is much less than the NSP1 funding allocation, the County feels that it can achieve more with NSP3 funds by focusing on other less costly areas of the County. Further, statistics for the areas where the County has focused much of its NSP1 funding show that, although those areas have been significantly impacted by the housing crisis, the percentage of foreclosures and percentage of homes financed by sub-prime related loans are less within these areas than in areas in the southern portion of the County where NSP3 activities are proposed.

Using the HUD Target Area Mapping website, County staff drew several possible target areas in the southern area of the County where a potential NSP3 nonprofit housing partner (Habitat for Humanity) is already investing its own funds to actively acquire, rehabilitate, and sell properties. Data for these potential target areas were analyzed to identify an area of greatest need. An area was ultimately identified around the "Oslo" area, located south of Oslo Road (9th Street SW), east of 27th Avenue, north of 25th Street SW, and west of Old Dixie Highway.

According to HUD data, the proposed NSP3 target area (area of greatest need) has an NSP3 NEEDS score of 20 (highest possible), has approximately 46.44% of its housing units that received a mortgage between 2004 and 2007 (highest of the areas analyzed by the County), has approximately 31.7% of its housing units that received a high cost (sub-prime) mortgage between 2004 and 2007 (highest of the areas analyzed by the County), and has approximately 19.4% of its housing units 90 or more days delinquent or in foreclosure (highest of the areas analyzed by the County). Because of the percentage of housing units 90 or more days delinquent or in foreclosure, there will likely be a significant rise in the rate of foreclosure in the near future. As proposed, the NSP3 target area (area of greatest need) is small enough to produce an acceptable IMPACT score from the HUD Target Area Mapping website. The selected target area has an IMPACT score of 42, meaning that approximately 42 housing units need to be acquired, rehabbed and sold to make a visible "impact" on the neighborhood. Because property Appraiser data show that the average sales price for the foreclosed and distressed sales in the proposed target area is 1/3 to 1/2 the price of other potential target areas within the County, the County will be able to acquire more housing units than if another target area were chosen. While NSP3 funds alone will not be sufficient to acquire, rehab, and sell 42 homes, the County's efforts can be successful because the County's prospective NSP3 non-profit partner, Habitat for Humanity, has already invested in foreclosure acquisition and rehabilitation in the target area and because the County will use both NSP1 and NSP3 program income funds in the target area to purchase, rehab, and resell additional housing units.

Ensuring Continued Affordability:

"Long Term Affordability" is defined as the period of time for which the County will ensure NSP3 assisted housing units are able to be purchased and occupied by NSP3 eligible homebuyers.

It is acknowledged that the County may use the HOME program standards found at 24CFR 92.252(e) for establishing Long-Term Affordability; however, the County has opted to use an alternative standard that is equal to or exceeds the HOME program standards.

The following are the County's Long-Term Affordability standards.

Amount of NSP Funds Invested in Property	Required Affordability Period	Equal to or Greater than HOME Standard
> Up to \$15,000	15 Years	Greater
> \$15,001 - \$40,000	15 Years	Greater
> Over \$40,000	15 Years	Equal
> New Construction	20 Years	Equal

When NSP3 funds are used on properties for sale to income eligible households (homeownership), the minimum length of time that the property must remain affordable is 15 years for all projects except for those classified as "New Construction". For "New Construction" projects, the minimum length of time that the property must remain affordable is 20 years. These long-term affordability requirements will be ensured through the use of restrictions on the deed and/ or mortgages.

If a property is sold or foreclosed upon during the required affordability period, the entire amount of NSP3 funds invested in the property shall be "recaptured" by the County for use by the County for an NSP eligible use that meets a national objective.

Definition of Blighted Structure:

A "Blighted Structure" shall be defined the same as an "Unsafe Structure" as defined within Indian River County's Chapter 403 "Property Maintenance Code". Such as structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

Definition of Affordable Rents:

Affordable rents are defined as and shall not exceed the Fair Market Rents (FMR) published annually by the US Department of Housing and Urban

>Development for the Sebastian-Vero Beach, Florida Metropolitan Statistical Area (MSA).

The current 2011 fair market rates are:

# of Bedrooms	0	1	2	3	4
>Fair Market Rent	\$621	\$750	\$956	\$1,190	\$1,225

Housing Rehabilitation/New Construction Standards:

At a minimum, the following rehabilitation and new construction standards shall be used for Indian River County's NSP3 program:

- * 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.
- * All gut rehabilitation or new construction of mid or high rise multifamily units must be designed to meet 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 Dept. of Energy) .
- * Other rehabilitation must meet these standards to the extent applicable to the rehabilitation work undertaken, e.g. replace older obsolete products and appliances with Energy Star-46 labeled products.
- * Water efficient toilets, showers, and faucets, such as those with the WaterSense label, must be installed.

* Where relevant, the housing should be improved to mitigate the impact of disasters (e.g., earthquake, hurricane, flooding, fires). For items not addressed by the above, the County's NSP1 Housing Rehabilitation Standards, Florida Residential Building Code and, when more stringent, the County Building Code shall be the Standards used in the NSP3 program in Indian River County.

Vicinity Hiring:

To the maximum extent feasible, the County will 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. Vicinity is defined as each neighborhood identified by the County as being the areas of greatest need.

Procedures for Preferences for Affordable Rental Dev.:

Because the area of greatest need (target area) consists overwhelmingly of single family owner occupied homes and owner occupied condominium units, it would be problematic for the County to pursue the development of affordable rental housing in the target area. Developing affordable rental housing in the target area would have the result of depreciating the neighborhood. Therefore, a rental housing strategy with procedures to create preferences for the development of affordable rental housing is not proposed.

Grantee Contact Information:

Robert M. Keating, Community Development Director, Indian River County, 1801 27th Street, Vero Beach, FL 32960. bkeating@ircgov.com, Phone: 772-226-1254, Fax: 772-978-1806, <http://www.irccgov.com/>

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$1,500,428.00
Total CDBG Program Funds Budgeted	N/A	\$1,500,428.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$225,064.20	\$0.00
Limit on Admin/Planning	\$150,042.80	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$150,042.80	\$150,042.00

Progress Toward National Objective Targets

National Objective	Target	Actual
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NSP Only - LH - 25% Set-Aside

\$375,107.00

\$375,107.00

Overall Progress Narrative:

On August 16, 2011, the Indian River County Board of County Commissioners approved both an NSP3 Program Manual and an NSP3 Developer Agreement with Indian River Habitat for Humanity. Indian River Habitat for Humanity is currently actively looking for foreclosed housing units to purchase within the designated NSP3 Target Area.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1A, Acquisition/Rehab (Eligible Use B)	\$0.00	\$1,350,386.00	\$0.00
3A, General Administration	\$0.00	\$150,042.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number: 0001

Activity Title: Acqu. & Rehab - Home Ownership (< or = 120% AMI)

Activity Category:

Acquisition - general

Project Number:

1A

Projected Start Date:

06/01/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Acquisition/Rehab (Eligible Use B)

Projected End Date:

05/31/2014

Completed Activity Actual End Date:

Responsible Organization:

Indian River County

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources

N/A

\$975,279.00

Total CDBG Program Funds Budgeted

N/A

\$975,279.00

Program Funds Drawdown

\$0.00

\$0.00

Program Funds Obligated

\$0.00

\$0.00

Program Funds Expended

\$0.00

\$0.00

Indian River County

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

The County will select one or more nonprofit housing partners to use NSP3 funds to purchase, rehabilitate and re-sell foreclosed housing units to income qualified households (at or below 120% of AMI) within the identified target area. The housing units purchased will be vacant Real Estate Owned (REO) and other NSP eligible properties that do not trigger Uniform Relocation Act (URA) requirements.

If the County selects a "developer" housing partner, that partner will be eligible to receive a reasonable developer's fee for service performed. That developer will take ownership of each housing unit and may provide a 1st mortgage to each home purchaser using its own funds or require the purchaser to obtain a first mortgage from a financial institution. NSP funds may be used to provide a deferred payment, subordinated second mortgage covering downpayment, closing cost, and gap financing assistance. The second mortgage will have a zero percent (0%) interest rate. The exact terms will be negotiated between the County and the developer.

All properties receiving NSP funding will have a minimum affordability time period restriction on the deed and/or recorded mortgage on the property, as defined under the "Long-Term Affordability" definition of this Abbreviated Action Plan. The County will monitor the properties that are assisted with NSP funds during the affordability time period. NSP3 funds will be recaptured if the property is sold during the affordability time period.

All homebuyers will be required to have a minimum of eight hours of homebuyer counseling from a HUD approved counseling agency.

To the maximum extent feasible, the County will 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. The County will work with its NSP3 housing partner organizations to provide opportunities for local contractors and small businesses that employ people residing in the vicinity of the NSP3 projects to participate in the NSP3. The County will specify in housing partner contracts that housing partners will reach out to individuals in the target area when hiring new employees and when selecting service providers.

Services that are needed to carry out the County's NSP3 Abbreviated Action Plan that are not secured by the County's NSP3 housing partner organization(s) will be advertised in accordance with the County's CDBG Procurement Policies, as modified by State, and Federal procurement procedures. A reference to the NSP3 local hiring preference will be included in advertisements.

According to County Property Appraiser data, there are a total of 3,659 housing units within the target area. Of those 3,659

housing units, 3,442 (94.1%) are designated as Single Family, 40 (1.1%) are designated as residential condominiums, and 174 (4.8%) are designated as rental apartments. All of the 174 rental apartments are included as part of 1 apartment complex. Because the target area consists overwhelmingly of single family owner occupied homes and owner occupied condominium units, it would be problematic for the County to pursue the development of affordable rental housing in the target area. Therefore, a rental housing strategy with procedures to create preferences for the development of affordable rental housing is not proposed.

Through the program, the County commits to acquiring, rehabilitating, and selling thirteen (13) single family housing units to income qualified households. Of those thirteen (13) housing units, ten (10) will be sold to households with incomes at or below 120% AMI, and three (3) will be sold to households at or below 50% AMI. While the County commits to the thirteen (13) total housing units for NSP3, the county anticipates acquisition and rehabilitation of between twenty (20) and twenty four (24) with the NSP3 \$1,500,428 base allocation. Because the County cannot predict future market conditions and does not want to be locked into a number that is too high, the County is committing to fewer than the 20-24. In addition to the housing units to be acquired and rehabbed with the base NSP3 allocation, the County anticipates using NSP1 and NSP3 Program Income to acquire and rehab another eight (8) to ten (10) housing units. That should result in the County's total number of units being closer to the HUD NSP3 Target Area Mapping software's projected number of units to make an impact. These numbers do not take into account the number of homes in the target area that Indian River Habitat for Humanity has already acquired, rehabilitated and sold.

Location Description:

The Area of Greatest Need. The Area of Greatest Need is located south of Oslo Road (9th Street SW), east of 27th Avenue, north of 25th Street SW, and west of Old Dixie Highway. Refer to Attachment 1 for the results of the proposed target area.

Activity Progress Narrative:

No housing units have been acquired to date.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/10
# of Singlefamily Units	0	0/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/10	0/10	0
# Owner Households	0	0	0	0/0	0/10	0/10	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 0002

Activity Title: Acqui. & Rehab. - Homeownership (< or = 50% AMI)

Activity Category:

Acquisition - general

Project Number:

1A

Projected Start Date:

06/01/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Planned

Project Title:

Acquisition/Rehab (Eligible Use B)

Projected End Date:

05/31/2014

Completed Activity Actual End Date:

Responsible Organization:

Indian River County

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources

N/A

\$375,107.00

Total CDBG Program Funds Budgeted

N/A

\$375,107.00

Program Funds Drawdown

\$0.00

\$0.00

Program Funds Obligated

\$0.00

\$0.00

Program Funds Expended

\$0.00

\$0.00

Indian River County

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

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All homebuyers will be required to have a minimum of eight hours of homebuyer counseling from a HUD approved counseling agency.

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The County will work with its NSP3 housing partner organizations to provide opportunities for local contractors and small businesses that employ people residing in the vicinity of the NSP3 projects to participate in the NSP3. The County will specify in housing partner contracts that housing partners will reach out to individuals in the target area when hiring new employees and when selecting service providers.

Services that are needed to carry out the County's NSP3 Abbreviated Action Plan that are not secured by the County's NSP3 housing partner organization(s) will be advertised in accordance with the County's CDBG Procurement Policies, as modified by State, and Federal procurement procedures. A reference to the NSP3 local hiring preference will be included in advertisements.

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complex. Because the target area consists overwhelmingly of single family owner occupied homes and owner occupied condominium units, it would be problematic for the County to pursue the development of affordable rental housing in the target area. Therefore, a rental housing strategy with procedures to create preferences for the development of affordable rental housing is not proposed.

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Location Description:

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Activity Progress Narrative:

No housing units have been acquired to date.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/3
# of Singlefamily Units	0	0/3

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/3	0/0	0/3	0
# Owner Households	0	0	0	0/3	0/0	0/3	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 0003

Activity Title: Program Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

3A

Project Title:

General Administration

Projected Start Date:

06/01/2011

Projected End Date:

05/31/2014

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Indian River County

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$150,042.00
Total CDBG Program Funds Budgeted	N/A	\$150,042.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Indian River County	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NSP3 Program Administration funds will be used to pay reasonable and necessary expenses of implementing the program. This will include but not be limited to County staff salaries/wages, office supplies, and the possible engagement of a consulting firm to provide administrative and rehabilitation assistance. Administration cost to administer the NSP program and ensure compliance with regulations will be ten percent (10%) of the total allocated amount.

Location Description:

Program Administration to cover County's cost to administer the NSP3 CDBG activities 0001 and 0002 within the Area of Greatest Need. That area is located south of Oslo Road (9th Street SW), east of 27th Avenue, north of 25th Street SW, and west of Old Dixie Highway.

Activity Progress Narrative:

The County has some administrative costs associated with the start up of the grant. Staff time and associated costs will be requested for re-imbusement in the near future and will be reflected in a future quarterly report.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources
