

Grantee: Indian River County, FL

Grant: B-11-UN-12-0022

October 1, 2014 thru December 31, 2014 Performance Report



Grant Number:

B-11-UN-12-0022

Obligation Date:

03/10/2014

Award Date:**Grantee Name:**

Indian River County, FL

Contract End Date:

03/10/2014

Review by HUD:

Reviewed and Approved

Grant Award Amount:

\$1,500,428.00

Grant Status:

Active

QPR Contact:

William Schutt

LOCCS Authorized Amount:

\$1,500,428.00

Estimated PI/RL Funds:

\$800,000.00

Total Budget:

\$2,300,428.00

Disasters:**Declaration Number**

No Disasters Found

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

&nbs

Summary of Distribution and Uses of NSP Funds:

p; 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.

How Fund Use Addresses Market Conditions:

An area was ultimately identified as 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.

In the year since the county initiated NSP3 activities, the foreclosure situation in the county has changed significantly. As a result of that change, the county's NSP3 non-profit partner, Habitat For Humanity (Habitat), has purchased far fewer foreclosed housing units in the NSP3 target area than had been forecast. While Habitat purchased ten foreclosed houses in the 15 months prior to its participation in the NSP3 program, it has acquired only 2 units since then.

According to Habitat, the availability of foreclosed properties has declined dramatically in the past year. That observation is validated by data from the County Property Appraisers Office. According to that data, there were 582 foreclosure sales in the county during the first five months of 2011, but only 291 sales during the first five months of 2012. The situation was similar in the county's NSP3 target area, with 29 foreclosure sales in the first four months of 2011, but only 17 in the first four months of 2012.

Most likely, the reduction in foreclosure activity from 2011 to 2012 can be attributed primarily to the robo-signing problems with foreclosing banks and their law firms, rather than an improvement in the housing industry. With those problems subsiding, foreclosure activity can



How Fund Use Addresses Market Conditions:

be expected to increase in the future. In fact, data from the National Community Stabilization Trust (NCST) show that there have been a substantial number of default notices filed throughout the county in the March, April, and May 2012 period.

To address the lower number of foreclosed properties available for purchase, the county proposes to expand its target area. With that expansion, the target area boundaries will be 25th street S.W. on the south, 43rd Avenue on the west, 4th Street on the north, and Old Dixie Highway on the east. According to HUD data, the expanded target area has an NSP3 NEED score of 19.28, only slightly less than the original target area score of 20 and significantly higher than the minimum NSP3 NEED score of 17.

In this case, the expanded target area will provide a larger universe of foreclosed properties for the county's NSP3 non-profit partner, Habitat For Humanity, to acquire. Since Property Appraisers data show that the number of foreclosure sales in the expanded target area for 2012 was 64% higher than sales in the original target area and that foreclosure sales in the expanded target area for 2011 was 90% higher than sales in the original target area, there is a strong probability that the expanded target area will allow Habitat to meet its NSP3 foreclosed property acquisition objective. This is also validated by NCST data that show that notices of default for March through May of 2012 were 82% higher for the expanded target area than for the original target area.

For NSP3, HUD encourages grantees to have a small enough target area such that their dollars will have a visible impact on the neighborhood. While the original target area met that objective, the small size of the target area became problematic when declining foreclosure activity reduced the number of acceptable units available for acquisition.

With the expanded target area, there will be more foreclosed units available for acquisition. According to HUD data, however, the number of properties needed to make an impact in the target area increases from 42 for the original target area to 104 for the expanded target area. Those numbers, however, are based on raw data from June of 2010 and earlier. Given the recent downturn in foreclosure activity, it is highly probable that those impact numbers are too high. Regardless, the expanded target area is needed for the county's NSP3 program to succeed.

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	&nb

Ensuring Continued Affordability:

sp; 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:

Stan Boling, Community Development Director, Indian River County, 1801 27th Street, Vero Beach, FL 32960. sboling@ircgov.com, Phone: 772-226-1253, Fax: 772-978-1806, http://www.irgov.com/

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$2,300,428.00
Total Budget	\$0.00	\$2,300,428.00
Total Obligated	\$0.00	\$1,875,321.00
Total Funds Drawdown	\$0.00	\$1,758,360.93
Program Funds Drawdown	\$0.00	\$1,500,428.00
Program Income Drawdown	\$0.00	\$257,932.93
Program Income Received	\$9,632.10	\$273,655.43
Total Funds Expended	\$1,100.36	\$1,804,960.95
Match Contributed	\$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	\$57,550.60
Limit on State Admin	\$0.00	\$57,550.60

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$150,042.80	\$213,042.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$375,107.00	\$920,000.00

Overall Progress Narrative:

On August 16, 2011, the Indian River County Board of County Commissioners (BCC) approved both an NSP3 Program Manual and an NSP3 Developer Agreement with Indian River County Habitat for Humanity (&ldquoHabitat for Humanity&rdquo). Thereafter, Habitat for Humanity actively began searching for foreclosed housing units to purchase within the designated NSP3 Target Area.

Between August 2011 and July 2012, Habitat for Humanity found that the supply of foreclosed homes within the designated NSP3 Target Area that met its criteria was far less than previously anticipated. During that time frame, Habitat for Humanity identified and purchased only two housing units.

Recognizing the difficulties that Habitat for Humanity was having in finding NSP eligible properties, Indian River County coordinated with Habitat for Humanity and amended the County&rsquo NSP3 Abbreviated Action Plan to expand the size of the NSP3 Target Area. Doing so it was determined would increase the potential number of homes available for purchase by Habitat for Humanity. The amended NSP3 Abbreviated Action Plan was approved by the BCC on July 17, 2012 and by HUD on July 24, 2012.

In July of 2013 and again in August 2013 both the NSP3 Program Manual and the County&rsquo contract with Habitat for Humanity were amended. Among other things, these amendments increased the allocation of NSP3 funds to Habitat for Humanity, extended Habitat for Humanity&rsquo expenditure deadline, increased the allowed per dwelling unit expenditure cap, removed outdated language, provided for NSP3 funds to be used for 1st mortgages, and adjusted the number of homes that Habitat commits to acquire, rehabilitate, and sell to income qualified applicants.

Through December 31, 2014, Habitat for Humanity has completed the rehabilitation and sale of seventeen (17) housing units. From the sale of the seventeen (17) housing units through December 2014 and from miscellaneous refunds and monthly mortgage payments, a total of \$276,866.13 in program income funds has been received.

Through January 27, 2015, there has been a total of \$1,804,960.95 in NSP3 expenditures and seventeen (17) vouchers submitted in DRGR totaling \$1,777,294.13 (ten vouchers for regular grant funds and seven vouchers for program income funds).

Vouchers for the \$27,666.82 difference between total expenditures and total vouchers (\$1,804,960.95 - \$1,777,294.13) will in the future be submitted in DRGR by the County. The County will be paying for remaining expenditures using program income funds that are scheduled to be received over the coming months and years (from repayment of homeowner 1st mortgages).



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	\$1,917,386.00	\$1,447,743.91
3A, General Administration	\$0.00	\$213,042.00	\$52,684.09



Activities

Project # / Title: 1A / Acquisition/Rehab (Eligible Use B)

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 (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehab (Eligible Use B)

Projected End Date:

12/31/2014

Completed Activity Actual End Date:

Responsible Organization:

Indian River Habitat for Humanity

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$1,167,386.00
Total Budget	\$0.00	\$1,167,386.00
Total Obligated	\$0.00	\$975,279.00
Total Funds Drawdown	\$0.00	\$842,448.04
Program Funds Drawdown	\$0.00	\$790,974.61
Program Income Drawdown	\$0.00	\$51,473.43
Program Income Received	\$5,750.01	\$208,158.59
Total Funds Expended	\$213.40	\$1,000,133.52
Indian River County	\$0.00	\$0.00
Indian River Habitat for Humanity	\$213.40	\$1,000,133.52
Match Contributed	\$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 9,030 housing units within the expanded target area. Of those 9,030 housing units, 8,483(93.9%) are designated as Single Family, 371 (4.1%) are designated as residential condominiums, and 176 (1.9%) are designated as rental apartments. All of the 176 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 4th Street, east of 43rd 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:

As of January 27, 2015, there are a total of ten (10) housing units that have been rehabbed and sold to Low, Moderate, and Middle Income (LMMI) households.

The first of the ten (10) LMMI housing units was purchased by Indian River County Habitat for Humanity on July 20, 2012 (2365 6th Road SW, Vero Beach, FL). That housing unit was subsequently rehabbed and on November 26, 2012 was sold to a LMMI household. The second housing unit (334 12th Street SW, Vero Beach, FL) was rehabilitated and sold to a LMMI household on March 28, 2013.

The third and fourth LMMI designated housing units were rehabilitated during the 2nd and 3rd quarters of 2013 and sold to LMMI qualified households during the months of July and September of 2013. These housing units are 636 20th Street SW, Vero Beach, FL & 3206 3rd Street, Vero Beach, FL.

The fifth, sixth, and seventh LMMI designated housing units (1206 12th Ave SW, Vero Beach, FL, 430 16th Street SW, Vero Beach, FL, and 930 13th Street SW, Vero Beach, FL) were rehabilitated in the 3rd and 4th quarters of 2013 and sold to LMMI households during the months of October and December of 2013.

The eighth, ninth, and tenth LMMI designated housing units (1836 8th Avenue SW, Vero Beach, FL, 1660 22nd Ave SW, Vero Beach, FL, and 1297 11th Terrace SW, Vero Beach, FL) were rehabilitated in the 3rd and 4th quarters of 2014 and sold to LMMI households during the months of June, July and August of 2014.

Through January 27, 2015, the total funds expended under the LMMI Activity is \$1,000,133.52.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	8/12



# of Parcels acquired voluntarily	0	8/12
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	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	9/12
# of Singlefamily Units	0	9/12

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	5/0	4/12	9/12	100.00
# Owner Households	0	0	0	5/0	4/12	9/12	100.00

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 (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehab (Eligible Use B)

Projected End Date:

12/31/2014

Completed Activity Actual End Date:

Responsible Organization:

Indian River Habitat for Humanity

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$920,000.00
Total Budget	\$0.00	\$920,000.00
Total Obligated	\$0.00	\$750,000.00
Total Funds Drawdown	\$0.00	\$858,362.29
Program Funds Drawdown	\$0.00	\$656,769.30
Program Income Drawdown	\$0.00	\$201,592.99
Program Income Received	\$3,882.09	\$65,496.84
Total Funds Expended	\$0.00	\$743,242.70
Indian River Habitat for Humanity	\$0.00	\$743,242.70
Match Contributed	\$0.00	\$0.00

Activity Description:

The County will select one or more nonprofit partners to use NSP3 funds to purchase, rehabilitate and re-sell to income qualified households (at or below 50% of AMI) within the identified target area.

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 9,030 housing units within the expanded target area. Of those 9,030 housing units, 8,483 (93.9%) are designated as Single Family, 371 (4.1%) are designated as residential condominiums, and 176 (1.9%) are designated as rental apartments. All of the 176 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 4th Street, east of 43rd 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:

As of January 27, 2015, there are a total of seven (7) housing units that have been rehabbed and sold to Very Low Income (VLI) households. An eighth housing unit, previously designated to be sold to a VLI household was re-designated to be sold to a LMMI household. It is recognized that the total of seven (7) VLI designated housing units exceeds the total of five (5) VLI designated housing units the County originally listed within its Action Plan for this activity.

The first of the seven (7) VLI housing units that were rehabbed and sold by the September 30, 2014 quarterly report deadline is 1265 9th Court SW, Vero Beach, FL. That housing unit was purchased by Indian River Habitat for Humanity in January 2012, and was rehabilitated and then sold on August 30, 2012 to an NSP3 qualified Very Low Income (VLI) household. The second home (1475 33rd Avenue SW, Vero Beach, FL) initially designated for a LMMI household, was rehabilitated and sold to a VLI household on September 26, 2013.

The third and fourth VLI designated housing units were rehabilitated during the 2nd, 3rd, and 4th quarters of 2013 and sold to VLI qualified households during the months of October and November of 2013. These housing units are 1135 11th Street SW, Vero Beach, FL & 1106 12th Avenue SW, Vero Beach, FL.

The fifth VLI designated housing unit (2466 13th Ave SW, Vero Beach, FL) was sold on January 23, 2014, a sixth housing unit (2441 7th Court SW, Vero Beach, FL), originally designated to be sold to a LMMI household, was sold on March 28, 2014, and a seventh housing unit (1670 22nd Avenue SW, Vero Beach, FL), originally designated to be sold to a LMMI household, was sold on April 2, 2014.

Through January 27, 2015, a total of \$743,242.70 in VLI expenses were incurred. This is 41.18% of the County’s total combined regular NSP3 fund allocation and program income funds received (16.18% above the minimum 25% set-aside expenditure requirement).

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	8/7
# of Parcels acquired voluntarily	0	8/7

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	8/7
# of Singlefamily Units	0	8/7



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	8/7	0/0	8/7	100.00
# Owner Households	0	0	0	8/7	0/0	8/7	100.00

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	

Project # / Title: 3A / General Administration

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: 12/31/2014
Benefit Type: ()	Completed Activity Actual End Date:
National Objective: N/A	Responsible Organization: Indian River County

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$213,042.00
Total Budget	\$0.00	\$213,042.00
Total Obligated	\$0.00	\$150,042.00
Total Funds Drawdown	\$0.00	\$57,550.60
Program Funds Drawdown	\$0.00	\$52,684.09
Program Income Drawdown	\$0.00	\$4,866.51
Program Income Received	\$0.00	\$0.00



Total Funds Expended	\$886.96	\$61,584.73
Indian River County	\$886.96	\$61,584.73
Match Contributed	\$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 4th Street, east of 43rd Avenue, north of 25th Street SW, and west of Old Dixie Highway.

Activity Progress Narrative:

Through January 27, 2015, Indian River County has incurred \$61,584.73 in Administration Costs related to the startup of the grant and grant management.

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	

