

Grantee: Brevard County, FL

Grant: B-11-UN-12-0001

October 1, 2011 thru December 31, 2011 Performance Report



Grant Number:

B-11-UN-12-0001

Obligation Date:**Award Date:****Grantee Name:**

Brevard County, FL

Contract End Date:

03/10/2014

Review by HUD:

Reviewed and Approved

Grant Amount:

\$3,032,850.00

Grant Status:

Active

QPR Contact:

Ian J. Golden

Estimated PI/RL Funds:

\$0.00

Total Budget:

\$3,032,850.00

Disasters:

Declaration Number

No Disasters Found

Narratives

Summary of Distribution and Uses of NSP Funds:

Brevard County's Housing and Human Services Department plans to utilize NSP3 funds to acquire and rehabilitate a total of 21 single family or multifamily foreclosed units in designated areas of greatest need. Market conditions indicate that there are many more foreclosed properties available than can be purchased with NSP3 funding. As of December 2010, 1 in every 489 housing units in Brevard County received a foreclosure filing, and there are more than 2,259 foreclosed properties available under \$100,000 (<http://www.realtytrac.com>).

- Six (6) of the units will be set aside as rental properties for households at or below 50% of area median income (LH). A minimum of 25% or \$758,513 will be utilized to accomplish this activity.
- Fifteen (15) of the units will be resold to households between 51% and 120% of area median income (LMMH). \$1,971,052 will be utilized to accomplish this activity.
- \$303,285 will be utilized for 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 charges.

How Fund Use Addresses Market Conditions:

In choosing the two Areas of Greatest Need for NSP3 three main factors were considered (1) areas with greatest need scores equal to or greater than the Florida neediest score of 17, (2) estimated number of units required to impact the chosen areas; and, (3) funding available. Market conditions indicate that there are many more foreclosed properties available than can be purchased with NSP3 funding. As of December 2010, 1 in every 489 housing units in Brevard County received a foreclosure filing, and there are more than 2,259 foreclosed properties available under \$100,000 (<http://www.realtytrac.com>).

The first area in Cocoa (see map in Attachment 2) has a NSP3 score of 19.78, has 875 housing units in the area, 83.63% of persons are under 120% of Area Median Income (AMI), and 70.86% of persons are under 80% AMI. Between 2004 and 2007, the area had 264 new mortgages, and the percent of sub-prime mortgages between 2004 and 2007 is 38.82%. There have been 33 foreclosure starts in the last year, and the unemployment rate is 11%. According to the HUD mapping tool, a total of 8 properties need to be assisted in the area to make an impact.

The second area in Port St. John (see map in Attachment 2) has a NSP3 score of 19, has 913 housing units in the area, 67.7% of persons are under 120% of AMI, and 37.6% of persons are under 80% AMI. Between 2004 and 2007, the area had 593 new mortgages, and the percent of sub-prime mortgages between 2004 and 2007 is 27.6%. There have been 65 foreclosure starts in the last year, and the unemployment rate is 11%. According to the HUD mapping tool, a total of 13 properties need to be assisted in the area to make an impact. Utilizing the above information we have determined that the two chosen Areas of Greatest Need will face a significant rise in home foreclosures.

Ensuring Continued Affordability:

Brevard County will ensure long term affordability through the use of a Land Use Restriction Agreement (LURA) which will be recorded against the property. If an owner, who has been assisted through this program, transfers title to the property before the affordability period expires, the assistance provided by the County will be subject to recapture. The County will annually monitor rental developments that are assisted with NSP funds during the affordability period to ensure that the specified units are affordable and that the property(s) continue to meet minimum housing quality standards. Rental units created or developed through the use of NSP funds will have a minimum 20 year affordability period.



All properties receiving NSP funding for homeownership will be secured by a recorded mortgage or land use agreement on the property, in favor of the County. When a Housing Partner sells a property to an eligible homebuyer, a portion of the mortgage may be transferred to the applicant in the form of down payment and/or closing cost assistance. For homeownership assistance the County will follow the affordability period defined through the HOME program standards at 24 CFR 92.254, which establishes the minimum affordability period as listed below:

- Up to \$15,000 = 5 years
- \$15,000 - \$40,000 = 10 years
- Over \$40,000 = 15 years

Definition of Blighted Structure:

The Brevard County Code of Ordinances (Chapter 22, Article II, Section 22-47: 101.4.2.3.2) defines unsafe buildings using the Standard Unsafe Building Abatement Code, 1997 edition, promulgated by the Southern Building Code Congress International, Inc. For the purpose of the NSP, Brevard County will utilize this as the definition of "blighted structure".

Definition of Affordable Rents:

The maximum Affordable Rents shall not exceed the HOME Program Rents as published annually by the U.S. Department of Housing and Urban Development for the Palm Bay-Melbourne-Titusville Area (MSA).

Housing Rehabilitation/New Construction Standards:

The Brevard County Housing and Human Services Department will utilize the State of Florida Department of Community Affairs (DCA) Building Code (<http://www.floridabuilding.org/BCISold/bc/default.asp>) for all NSP assisted activities. Additionally, Brevard County in association with the Florida Solar Energy Center (FSEC) has developed Energy Efficiency Standards that will be utilized for NSP properties (http://www.brevardcounty.us/Housing_Services) DEVELOPER PRO software to write rehabilitation specifications by location and trade (<http://www.communitydevelopmentsoftware.com/hdp.asp>).

In addition, the County will comply with NSP3 standards, including:

- All gut rehabilitation or new construction up to three stories will be designed to meet the standard for Energy Star Qualified New Homes;
 - All gut rehabilitation or new construction of mid -or high-rise multifamily housing must be designed to meet American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) Standard 90.1-2004, Appendix G plus 20 percent (which is the Energy Star standard for multifamily buildings piloted by the Environmental Protection Agency and the Department of Energy);
 - Where applicable, Energy Star-46 labeled products shall be used to replace older obsolete products and appliances (such as windows, doors, lighting, hot water heaters, furnaces, boilers, air conditioning units, refrigerators, clothes washers and dishwashers); and
 - Water efficient toilets, showers, and faucets, such as those with the WaterSense label, must be installed.
- Additionally, where relevant, all properties will be improved to mitigate the impact of disasters (e.g., earthquakes, hurricane, flooding, fires).

Vicinity Hiring:

All Grantees, Contractors, and/or agencies will be required to comply with vicinity hiring as a condition of receiving NSP3 funds. The County will develop a list of approved vendors via a Request for Proposal (RFP) process. The RFP will encourage the hiring of local employees through the use of bonus points for agencies/organization that are located within Brevard County and/or within the targeted areas.

Procedures for Preferences for Affordable Rental Dev.:

Brevard County will utilize the funding set aside for households at or below 50% of Area Median Income (AMI) for rental housing. A minimum of 25% or \$758,513 will be set aside to serve families at or below 50% of AMI, however it shall be the intent of the County to expend as many of the NSP funds as possible for persons at or below 50% of AMI. The County will require that any potential multifamily development acquisitions be reviewed by the Housing and Human Services Department for financial feasibility. The County may provide other incentives for housing partners to assist special needs populations and who design creative mechanisms/programs to provide homeownership to low income households. In the event that a single family housing unit (identified for LMMI) does not sell within a specified time period (to be identified in the subrecipient agreement) the County will require the unit to be rented to a low income eligible household (at or below 50% of AMI).

Grantee Contact Information:

NSP3 Program Administrator: Ian Golden
 Email Address: ian.golden@brevardcounty.us
 Telephone Number: (321) 633-2007
 Fax Number: (321) 633-2026
 Mailing Address: 2725 Judge Fran Jamieson Way, B-103, Viera, FL 32940
 Web Address: www.brevardcounty.us/Human_Services

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$3,032,850.00
Total Budget	\$0.00	\$3,032,850.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00

Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
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	\$454,927.50	\$0.00
Limit on Admin/Planning	\$303,285.00	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$303,285.00	\$303,285.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$758,212.50	\$758,513.00

Overall Progress Narrative:

The Brevard County Housing and Human Services Department continues to move forward in its efforts to accomplish the activities identified under NSP3. The Department has created a Request for Proposal process to solicit qualified agencies to carry out tasks specific to NSP3 (i.e., acquisition, rehabilitation, resale, and/or rental activities). This RFP was approved in the final week of October 2011 and has been disseminated through local newspapers and the department website. Responses to the RFP will be received during the beginning of January 2012 and the Selection Committee comprised of members of the Community Development Block Grant (CDBG) Advisory Board and the Brevard County Affordable Housing Council (AHC) will review, and make recommendation to the Brevard County Board of County Commissioners during the next quarter. It is anticipated that the selection of interested agencies will be completed and contracts entered into with successful applicants in the next quarter.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Administration	\$0.00	\$303,285.00	\$0.00
2, Acquisition/Rehabilitation	\$0.00	\$2,729,565.00	\$0.00



Activities

Grantee Activity Number:	Admin
Activity Title:	Administration

Activity Category:

Administration

Project Number:

1

Projected Start Date:

03/10/2011

Benefit Type:

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National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

03/09/2014

Completed Activity Actual End Date:

Responsible Organization:

Brevard County Housing and Human Services Department

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$303,285.00
Total Budget	\$0.00	\$303,285.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Brevard County Housing and Human Services Department	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

NSP3 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 charges.

Location Description:

N/A

Activity Progress Narrative:

No activity as of the date of this report. It is anticipated that activity will commence and be reported on the next quarterly report.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
			Florida	-	Not Validated / N

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:	LH25a
Activity Title:	Acquisition - LH

Activity Category:

Acquisition - general

Project Number:

2

Projected Start Date:

08/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

03/09/2014

Completed Activity Actual End Date:

Responsible Organization:

Brevard County Housing and Human Services Department

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$420,000.00
Total Budget	\$0.00	\$420,000.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Brevard County Housing and Human Services Department	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Brevard County’s Housing and Human Services Department plans to purchase 6 single family and or multifamily foreclosed units in areas of greatest need for rental to households at or below 50% of AMI. Market conditions indicate that there are many more foreclosed properties available than can be purchased with NSP funding.

Location Description:

This activity will be carried out in the target areas as referenced in the substantial amendment maps identifying Areas of Greatest Need. After analysis within the target area, specific properties will be evaluated. Factors may include elements such as block location, amount of rehabilitation needed, and other criteria affecting costs.

Activity Progress Narrative:

No activity as of the date of this report. It is anticipated that activity will commence and be reported on the next 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



Grantee Activity Number: LH25b

Activity Title: Rehabilitation - LH

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

08/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

03/09/2014

Completed Activity Actual End Date:

Responsible Organization:

Brevard County Housing and Human Services Department

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$338,513.00
Total Budget	\$0.00	\$338,513.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Brevard County Housing and Human Services Department	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Brevard County's Housing and Human Services Department plans to rehabilitate 6 single family and or multifamily foreclosed units in areas of greatest need for rental to households at or below 50% of AMI.

Location Description:

This activity will be carried out in the target areas as referenced in the substantial amendment maps identifying Areas of Greatest Need. After analysis within the target area, specific properties will be evaluated. Factors may include elements such as block location, amount of rehabilitation needed, and other criteria affecting costs.

Activity Progress Narrative:

No activity as of the date of this report. It is anticipated that activity will commence and be reported on the next 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



Grantee Activity Number:	MMIa
Activity Title:	Acquisition - MMI

Activity Category:

Acquisition - general

Project Number:

2

Projected Start Date:

08/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

03/09/2014

Completed Activity Actual End Date:

Responsible Organization:

Brevard County Housing and Human Services Department

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,050,000.00
Total Budget	\$0.00	\$1,050,000.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Brevard County Housing and Human Services Department	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Brevard County’s Housing and Human Services Department plans to purchase 15 single family and or multifamily foreclosed units in areas of greatest need for resale to households up to 120% of AMI.

Location Description:

This activity will be carried out in the target areas as referenced in the substantial amendment maps identifying Areas of Greatest Need. After analysis within the target area, specific properties will be evaluated. Factors may include elements such as block location, amount of rehabilitation needed, and other criteria affecting costs.

Activity Progress Narrative:

No activity as of the date of this report. It is anticipated that activity will commence and be reported on the next 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



Grantee Activity Number:	MMIb
Activity Title:	Rehabilitation - MMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

08/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

03/09/2014

Completed Activity Actual End Date:

Responsible Organization:

Brevard County Housing and Human Services Department

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$921,052.00
Total Budget	\$0.00	\$921,052.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Brevard County Housing and Human Services Department	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Brevard County’s Housing and Human Services Department plans to rehabilitate 15 single family and or multifamily foreclosed units in areas of greatest need for resale to households up to 120% of AMI.

Location Description:

This activity will be carried out in the target areas as referenced in the substantial amendment maps identifying Areas of Greatest Need. After analysis within the target area, specific properties will be evaluated. Factors may include elements such as block location, amount of rehabilitation needed, and other criteria affecting costs.

Activity Progress Narrative:

No activity as of the date of this report. It is anticipated that activity will commence and be reported on the next 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

