

**STATE OF FLORIDA
NEIGHBORHOOD STABILIZATION PROGRAM**

APPLICATION

DUE DATE APRIL 6, 2009

NAME OF APPLICANT

SANTA ROSA COUNTY

FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS

CDBG NEIGHBORHOOD STABILIZATION PROGRAM

2555 SHUMARD OAK BOULEVARD

TALLAHASSEE, FLORIDA 32399-2100

850/487-3644

FAX 850/922-5609

I. APPLICANT INFORMATION

Applicant Santa Rosa County		Jurisdiction(s) to Be Served: Santa Rosa County Including municipalities of Jay, Gulf Breeze and Milton		
Local Contact Janice Boone		Title Housing Program Manager		
Phone Number 850-981-7075		FAX 850-981-7099		
Mailing Address 6052 Old Bagdad Highway, Suite 201		City Milton	Zip Code 32583	
E-mail Address janiceb@santarosa.fl.gov				
Chief Elected Official Don Salter		Title Chairman, Board of County Commissioners		
Chief Elected Official's Address (if different) 6495 Caroline Street, Suite 3, Milton, FL 32570				
APPLICATION PREPARER INFORMATION				
Janice Boone, Housing Program Manager				
Agency or Firm N/A				
Address		Phone Number		
Contact		Title		
E-Mail Address				
OTHER INFORMATION				
Are the jurisdictions to be served covered by the National Flood Insurance Program?			Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Will you be working with a HUD direct funded grantee?			Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
U.S. Congressional District 1st	Florida Senate District(s) 2 and 4	Florida House District(s) 1, 3 and 4		
HISTORIC PRESERVATION - Applicants should consider the questions listed below as units are selected for purchase, rehabilitation, demolition and clearance. Contact the State Historic Preservation Office (SHPO) as soon as possible for guidance if there is a potential historic preservation issue.				
Will any activities result in direct physical changes to a structure older than 50 years, such as demolition, rehabilitation, restoration, remodeling, renovation, expansion, or relocation?			Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Will any related activities result in direct physical changes to public improvements older than 50 years, such as stone curbs or brick streets?			Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Will any related activities result in direct physical changes to a planned open space older than 50 years?			Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Will any project activities occur within 100 feet of a structure, public improvement, or planned open space older than 50 years?			Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Will any activities occur in a Historic District listed on the National Register?			Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Properties that are listed, or eligible for listing, in the National Register of Historic Places must meet the specifications reflected in the <i>Secretary of the Interior's Standards or Rehabilitation Guidelines for Rehabilitating Historic Buildings</i> .				

II. NEIGHBORHOOD STABILIZATION PLAN NARRATIVE DESCRIPTION

Applicants should review the Federal Register Notice dated October 6, 2008 and the State's Substantial Amendment to the 2008 CDBG Action Plan before completing the Application. The Application Instructions, Emergency Rule and NSP Policy Guide also provide relevant information on NSP strategies and related requirements. In the space below, provide an overall narrative description of your plan to utilize NSP funds to address abandoned and foreclosed properties in areas of greatest need. (Use additional pages if necessary.) This description should correspond to Strategies #1-5 on pages 4-14.

Once you complete the narrative description, provide the requested information on pages 4-14 for each NSP Strategy that you intend to carry out. This information should correspond to the budget information requested on the Attachment A for each NSP strategy and must be updated when changes are made.

The NSP program requires that NSP funds be used to address foreclosure and abandonment effects in the areas of greatest need. Santa Rosa County's greatest need determination is based on the U. S. Department of Housing and Urban Development's Homes and Communities Census Data. Locations within these census tracts may be incorporated and unincorporated. The overall rating is based upon the foreclosure risk score, the predicted 18-month foreclosure problem, and the tract median family income percentage. Tracts with median family income above 120% with foreclosure risk scores of 6 or less are not considered areas of greatest risk. Therefore, approximately 30% of housing units within the county would not be in the area of greatest need.

Special tract characteristics:

- Approximately 60% of the land area in census tract 101 (FC Risk Score of 8) is comprised of Blackwater State Forest acreage. The remaining 40% contains 1,455 housing units.
- Approximately 92% of the land area in census tract 108.02 (FC Risk Score of 7) is public owned or military reservation. The area has approximately 1,476 housing units. These areas are considered areas of greatest need due to their foreclosure risk score and the predicted foreclosure impact within the next 18 months.
- Tract 108.06 (FC Risk Score of 6) is considered an area of greatest need addressing all risk factors including the percentage of homes that have been under a notice to proceed with foreclosure during the past 14 months.

The chart provides the percentage of homes in each tract that have had notice of intent to foreclose filings during the 14-month period from January 2008 through February 2009. The data source is Metro Market Trends, Inc.

Maps are provided: NSP Funding Eligible Areas; NSP Census Tract & Foreclosure Risk Score; NSP Income Levels; NSP Predicted 18 Month Foreclosure Problem; and Flood Plain. (See Appendix A)

Santa Rosa County Areas of Greatest Need

Area of Greatest Need	Over All Rating	Tract Code	Income Level	% Median Income	FC Risk Score	Predicted 18 Mo. HUD	% of FC Filings 14 Months
Yes	1	0106.00	Moderate	68.02%	10	9.94%	2.39%
Yes	2	0107.05	Middle	94.41%	10	8.14%	1.57%
Yes	3	0108.01	Middle	80.77%	9	7.05%	2.79%
Yes	4	0102.00	Middle	85.93%	9	6.55%	1.71%
Yes	5	0105.01	Middle	111.34%	8	6.69%	2.50%
Yes	6	0105.02	Middle	97.91%	8	6.49%	2.99%
Yes	7	0107.06	Middle	96.46%	8	6.14%	3.71%
Yes	8	0101.00	Middle	85.75%	8	6.68%	1.99%
Yes	9	0104.00	Moderate	75.83%	8	5.49%	2.59%
Yes	10	0107.04	Middle	107.33%	7	5.84%	3.28%
Yes	11	0108.02	Middle	106.92%	7	4.97%	5.83%
Yes	12	0107.02	Middle	118.27%	7	4.74%	3.69%
Yes	13	0108.05	Middle	116.99%	7	4.25%	5.93%
Yes	14	0108.06	Middle	105.82%	6	4.17%	4.55%
No	15	0107.03	Upper	124.27%	6	4.34%	2.12%
No	16	0103.00	Upper	134.57%	6	4.26%	2.51%
No	17	0108.07	Upper	127.04%	6	3.81%	4.49%
No	18	0108.04	Upper	152.11%	6	3.65%	2.85%
No	19	0109.00	Upper	142.22%	5	3.29%	1.72%

This methodology meets the requirements in determining the areas of greatest need as required under Title III of Division B of the Housing Economic Recovery Act of 2008. During the initial 15 months after application acceptance, the priority area will be targeted to address abandoned and foreclosed properties to utilize the Regular State NSP allocation in the amount of \$1,662,215 and the NSP Low-Income (NSPLI) supplemental allocation in the amount of \$703,188.

Santa Rosa County will foster partnerships with other organizations and programs to meet stipulations under Florida's Neighborhood Stabilization Substantial Amendment dated December 1, 2008. Efforts will be made to strengthen existing partnerships and to build new partnerships to reap the benefits from organizations with specialized expertise and to foster community support for the timely and successful close-out of the funding.

Santa Rosa County under its current housing activities utilizing the funding under the State Housing Initiative Partnership (SHIP) and the Hurricane Housing Recovery (HHR) Program has formed valuable partnerships with affordable housing providers, both for-profit and not-for-profit. County housing staff has experience in administering programs that provide home buyer assistance, low-income homeowner emergency repair, major rehabilitation and reconstruction, new construction for very-low and low-income families and rental subsidy in connection with LIHTC projects.

Santa Rosa County proposes to conduct only those eligible activities that will contribute to resolving problems as a result of the foreclosure crisis. The County will prevail upon the available technical assistance and training as described in the Florida Substantial Amendment to ensure that federal financial record keeping and best practices for fraud prevention are adhered to.

All purchases of foreclosure properties will be in accordance with the purchase and discount stipulations set forth by HUD. A minimum discount of 5 percent for each residential property is required with an overall portfolio minimum discount of 15 percent.

All activities will meet the national objective of providing benefit to low, moderate and middle income persons as described in the Federal Register.

NSP Activities: Analysis of available foreclosure risk factors and the resulting identification of the targeted area has resulted in the following activities being incorporated into the NSP application:

- NSP Strategy 1: Housing acquisition/rehabilitation of homes for sale to individuals and families with incomes less than 120 percent of AMI.
- NSP Strategy 2: Housing Finance
- NSP Strategy 3: No Funding Requested (Establishing Land Banks)
- NSP Strategy 4: No Funding Requested (Demolition and Clearance)
- NSP Strategy 5: Housing acquisition/rehabilitation of homes for lease to individuals and families with incomes less than 120 percent of AMI. This strategy includes all of the supplemental funding for households at or below 50 percent of AMI.

Strategy 1: Homeownership (Acquisition/Rehabilitation/Resale)

This activity will support the purchase and/or rehabilitation of foreclosed and abandoned properties via public and/or non-profit organizations to return such properties to the affordable housing inventory to aid in meeting the needs of low-moderate-middle income (LMMI) families. Santa Rosa County will be responsible for the overall administration and shall retain the option to directly implement this activity. In addition, the activity may be undertaken via contract with one or more non-profit housing organizations through a proposal process. Organizations submitting a proposal must demonstrate, along with other requirements, capacity, experience and the ability to secure income qualified buyers for the purchase of completed units. The final sales price will be an amount equal to or less than the cost to acquire and rehabilitate with the value, as improved, being substantiated by an appropriately accredited appraiser. In addition, the organization must have written rehabilitation standards that clearly state the requirements of all applicable local codes, rehabilitation standards, zoning ordinances and HUD Housing Quality Standards will be met on each property rehabilitation project.

Portions of funding under this strategy will be deemed a grant as determined at the time of disposition. Purchasers of properties rehabilitated under this strategy will be eligible for housing finance under Strategy 2.

Strategy 2: Homeownership (Housing Finance)

The current housing program administered by county staff for homebuyer assistance is very effective. The county utilizes builder, developer, realtor and lender relationships in promoting assistance for very-low income (up to 50 percent of AMI), low-income (up to 80 percent of AMI), and moderate income (up to 120 percent of AMI) families. Recent applications have included a high percentage of transactions for the purpose of buying foreclosed properties. Program guidelines are flexible to accommodate out of area realtor listings, out of area closing agents, and procedures for escrowing of necessary repairs that are only allowed following the closing of the sale to the new homeowner. This has become necessary as we seek to utilize our programs to not only provide home purchase opportunities to deserving families, but to also address the need to stabilize our communities by turning abandoned homes into well-cared for homes that will help to preserve property values. This strategy will provide the lowest subsidy per unit and assist the greatest number of households with the funds allocated. Families with incomes below 120 percent of AMI will be assisted in purchasing foreclosure inventory and will have a direct and positive affect on the targeted area. HUD Housing Counseling will be provided by our partner, Consumer Credit Counseling Service of West Florida or other identified qualified provider. Funds will be provided as a deferred payment loan (0% interest, no monthly payments required, forgiven at the end of the affordability period) or as a grant.

Strategy 5: Housing Acquisition/Rehabilitation of Homes for Lease to Households at or Below 50 Percent of AMI

The purpose of this activity is to turn foreclosed properties into safe and affordable housing for low-income individuals and families. Housing that is developed as rental will be long term without limits on tenancy. This activity will assist NSP Low-Income (NSPLI) target populations not exceeding 50 percent of AMI. The sub-grantee must have at least five years experience providing rental housing to very-low income families. Local for-profit affordable housing providers, community development corporations, non-profit 501 (c) 3 rental housing providers, and the Milton Housing Authority are potential sub-grantees. Housing acquired and rehabilitated under this activity will be funded under a land use restriction conforming to the NSP affordability period requirements, which period will begin after the project is completed. Rents charged for each unit must meet the definition of affordable under Florida's NSP Substantial Amendment (Fair market rent for existing housing for comparable units in the area as established by HUD under CFR 888.111). NSP financing will be provided as a grant.

Administration

The program administration will be carried out by Santa Rosa County. \$160,800 (6.8% of the total allocation of regular and supplemental funding) will used for overall program management. Administration funds will be requested from the regular allocation of \$1,662,215.

III. NSP STRATEGIES

NSP STRATEGY 1: HOUSING ACQUISITION/REHABILITATION OF HOMES FOR SALE TO INDIVIDUALS AND FAMILIES WITH INCOMES LESS THAN 120 PERCENT OF AMI

Description: The purpose of this NSP strategy is to stabilize neighborhoods of greatest need by providing a means for the acquisition, rehabilitation, renovation, and subsequent provision of homes and other foreclosed or abandoned residential properties to individuals and families whose income does not exceed 120 percent of the area median income. NSP sub-grantees will be required to work with lenders to acquire homes that have been foreclosed within the areas designated as having the greatest need. Indicate which activities you plan to undertake with NSP and/or other funding:

- 24 CFR 570.201(a) Acquisition
- 24 CFR 570.201(b) Disposition
- 24 CFT 570.201(e) Public Services for housing counseling
- 24 CFR 570.201(i) Relocation
- 24 CFR 570.201(n) Homeownership Assistance
- 24 CFR 570.202(a) Rehabilitation

Total NSP Budget for NSP Strategy: **\$ 582,215**

Other Funds to Be Committed for NSP Strategy: \$ _____

NSP Target Area and Justification: Include as much detail as you can about the NSP target area(s) and provide justification of need (estimated number of foreclosed homes, vacant homes, etc.).

NSP Target Area (city, neighborhood, etc.)	Foreclosed and abandoned properties located in census tracts: <u>106.00, 107.05, 108.01, 102.00, 105.2, 105.01, 107.06, 101, 104, 107.04, 108.02, 107.02, 108.05, and 108.06</u>
Justification (estimated number of foreclosures, etc.):	The target area has the highest foreclosure risk scoring according to U.S. Department of Housing and Urban Development statistics. All census tracks included in the target area have a foreclosure risk score of 6 or higher. In addition the census tracks have a high percentage of foreclosures predicted for the next 18 months. The Metro Market Trend, Inc. data compiled for notices of intent to foreclose during the past 14-month period indicates the probability of increased foreclosure levels in tracts 108.05 and 108.06. Therefore, they are both included in the target area. 1,334 notices to proceed with foreclosure have been filed in Santa Rosa County since January 2008. 82% of the notices have been filed in the target area.

Potential Nonprofit or For-profit Subrecipients (including property management companies):	Pensacola Habitat for Humanity, Inc.
Potential Lending Partners (if known):	Pensacola Habitat for Humanity, Inc.
Potential Counseling Agencies (if known):	Consumer Credit Counseling Service of West FL (CCCS)

Timeline: Please provide a tentative timeline for the following steps:

Activity	Tentative Start Dates
Identification of units for acquisition	July 2009
Appraisal of units	August 2009
Negotiation of price at closing	September 2009
Rehabilitation of units (if needed)	October 2009
Solicitation and qualification of buyers	Oct. 2009
Closing	September 2010

Performance Measures: All activities funded with State NSP funds must meet one or more of the following performance measures:

Enter estimated number of units that will benefit each income level:	50% AMI and below	51-80% AMI	81-120% AMI
estimated units of housing to be acquired		5	
estimated units of housing to be rehabilitated		5	
estimated units of housing to be demolished		0	
estimated units of housing to be sold		5	
estimated parcel(s) to be acquired			

Unmet Need: Please describe any unmet need that you wish to be taken into consideration should recaptured funds from another grantee or program income be made available.

NSP Strategy	Approximate \$ Amount Needed

NSP STRATEGY 2: HOUSING FINANCE

Description: The purpose of this NSP strategy is to improve access to mortgage capital on flexible terms, maintain occupancy of foreclosed homes, facilitate property renovation, and help individuals and families access responsible credit and financing to promote homeownership by promoting long-term affordability. Indicate which activities you plan to undertake with NSP and/or other funding:

- 24 CFR 570.206(g) Administrative expenses to facilitate housing
- 24 CFR 570.201(n) Homeownership Assistance

Total NSP Budget for NSP strategy: \$ 919,200

Other Funds to Be Committed for NSP Strategy: \$ _____

NSP Target Area and Justification: Include as much detail as you can about the NSP target area(s) and provide justification of need (estimated number of foreclosed homes, vacant homes, etc.).

<p>NSP Target Area (city, neighborhood, etc.)</p>	<p>Foreclosed and abandoned properties located in census tracts: <u>106.00, 107.05, 108.01, 102.00, 105.2, 105.01, 107.06, 101, 104, 107.04, 108.02, 107.02, 108.05, and 108.06</u></p>
<p>Justification (estimated number of foreclosures, etc.):</p>	<p>The target area has the highest foreclosure risk scoring according to U.S. Department of Housing and Urban Development statistics. All census tracks included in the target area have a foreclosure risk score of 6 or higher. In addition the census tracks have a high percentage of foreclosures predicted for the next 18 months. The Metro Market Trend, Inc. data compiled for notices of intent to foreclose during the past 14-month period indicates the probability of increased foreclosure levels in tracts 108.05 and 108.06. Therefore, they are both included in the target area. 1,334 notices to proceed with foreclosure have been filed in Santa Rosa County since January 2008. 82% of the notices have been filed in the target area.</p>
<p>Potential Nonprofit or For-profit Subrecipients (including property management companies):</p>	<p>NONE</p> <p>Santa Rosa County will directly administer this strategy working with local realtors and mortgage lenders.</p>
<p>Potential Lending Partners (if known):</p>	<p>Peoples First Community Bank, USDA Rural Development, BB&T Bank, SunTrust Mortgage, Regions Mortgage, Countrywide Home Loans, Gulf Coast Community Bank</p>

Potential Counseling Agencies (if known):	Consumer Credit Counseling Service of West Florida (CCCS)

Timeline: Please provide a tentative timeline for the following steps:

Activity	Tentative Start Dates
Identification of units for acquisition	May 2009
Appraisal of units	May 2009
Negotiation of price at closing	May 2009
Rehabilitation of units (if needed)	June 2009
Solicitation and qualification of buyers	May 2009
Closing	July 2009

Performance Measures: All activities funded with State NSP funds must meet one or more of the following performance measures:

Enter estimated number of units that will benefit each income level:	# benefit- ing 50% AMI and below	51-80% AMI	81-120% AMI
estimated number of households to receive homeownership assistance		18	12

Unmet Need: Please describe any unmet need that you wish to be taken into consideration should recaptured funds from another grantee or program income be made available.

NSP Strategy	Approximate \$ Amount Needed
This strategy, in general, provides the lowest subsidy per unit to assist in the purchase and rehabilitation of foreclosed and abandoned properties. In addition, it requires the least amount of time for the acquisition and completion of the transaction to get the homebuyer in the property. Purchases of foreclosed units by homebuyers will be the primary means to reduce the foreclosure inventory and stabilize neighborhoods. The additional funding would provide homeownership opportunities to approximately 10 families.	<u>\$300,000</u>

NSP STRATEGY 3: ESTABLISHING LAND BANKS

Description: The purpose of this NSP strategy is to bring abandoned property back into productive use, generating tax revenue, raising property values and creating community amenities such as affordable housing and green space. For the purposes of the NSP program, a land bank will operate in a specific, defined geographic area and will purchase properties that have been abandoned or foreclosed upon and will maintain, assemble, facilitate redevelopment of, market, and dispose of the land-banked properties. Indicate which activities you plan to undertake with NSP and/or other funding:

_____ 24 CFR 570.201(a) Acquisition

_____ 24 CFR 570.201(b) Disposition

Total NSP Budget for NSP Strategy: \$_____

Other Funds to Be Committed for NSP Strategy: \$_____ The Department will limit the overall percentage of regular funding (excluded the funds set aside for rental housing for households at or below 50 percent AMI) that can be used for land banking to 10 percent.

NSP Target Area and Justification: Include as much detail as you can about the NSP target area(s) and provide justification of need (estimated number of foreclosed homes, vacant homes, etc.).

NSP Target Area (city, neighborhood, etc.)	
Justification (estimated number of foreclosures, etc.). A land bank disposition plan must be provided if you intend to spend NSP funds on land banking.	
Potential Nonprofit or For-profit Subrecipients (including property management companies):	

Timeline: Please provide a tentative timeline for the following steps:

Activity	Tentative Start Dates
Identification of parcels for acquisition	
<i>If acquired parcels have vacant units that will be demolished, indicate tentative date for demolition</i>	
Appraisal of parcel	
Negotiation of price at closing	
Closing	

Performance Measures: All activities funded with State NSP funds must meet one or more of the following performance measures:

estimated number of parcels:	
estimated units of housing or other properties to be demolished	
estimated parcel(s) to be acquired	

Unmet Need: Please describe any unmet need that you wish to be taken into consideration should recaptured funds from another grantee or program income be made available.

NSP Strategy	Approximate \$ Amount Needed

NSP STRATEGY 4: DEMOLITION AND CLEARANCE/ HOUSING REDEVELOPMENT

Description: The purpose of this NSP strategy is to turn vacant or blighted properties into productive use that will help stabilize a neighborhood which has been negatively impacted by foreclosures. Indicate which activities you plan to undertake with NSP and/or other funding:

- _____ 24 CFR 570.201(a) Acquisition
- _____ 24 CFR 570.201(b) Disposition
- _____ 24 CFR 570.201(d) Clearance and Remediation (including housing replacement or new construction)
- _____ 24 CFR 570.201(n) Homeownership Assistance
- _____ 24 CFR 570.201(o) Counseling

Total NSP Budget for NSP Strategy: \$_____ Funds for this activity cannot exceed five percent of the regular allocation (excluding the set-aside for rental housing).

Other Funds to Be Committed for NSP Strategy: \$_____

NSP Target Area and Justification: Include as much detail as you can about the NSP target area(s) and provide justification of need (estimated number of foreclosed homes, vacant homes, etc.).

NSP Target Area (city, neighborhood, etc.)	
Justification (estimated number of foreclosures, etc.):	
Potential Nonprofit or For-profit Subrecipients (including property management companies):	

Potential Lending Partners (if known):	
Potential Counseling Agencies (if known):	

Timeline: Please provide a tentative timeline for the following steps:

Activity	Tentative Start Dates
Identification of units for acquisition	
Appraisal of units	
<i>If acquired units will be demolished, indicate tentative date for demolition</i>	
<i>If new construction will occur, indicate tentative date for completion</i>	
Negotiation of price at closing	
Closing	

Performance Measures: All activities funded with State NSP funds must meet one or more of the following performance measures:

Enter the estimated number of units for each income level:	# benefit- ing 50% AMI and below	51-80% AMI	81-120% AMI
estimated units of housing to be acquired			
estimated units of housing to be rehabilitated			
estimated units of housing to be demolished			
estimated units of housing to be sold			
estimated units of housing to be rented			
estimated parcel(s) to be acquired			

Unmet Need: Please describe any unmet need that you wish to be taken into consideration should recaptured funds from another grantee or program income be made available.

NSP Strategy	Approximate \$ Amount Needed

NSP STRATEGY 5: HOUSING ACQUISITION/REHABILITATION OF HOMES FOR LEASE TO INDIVIDUALS AND FAMILIES WITH INCOMES LESS THAN 120 PERCENT OF AMI. FUNDS FOR THIS NSP STRATEGY MUST INCLUDE ALL OF THE SUPPLEMENTAL FUNDING, BUT MAY ALSO INCLUDE THE REGULAR STATE ALLOCATION.

Description: The purpose of this NSP strategy is to turn foreclosed or abandoned properties into decent, safe and affordable housing for low, moderate and middle income individuals and families. **This form must reflect the 25 percent set-aside for rental housing for households at or below 50 percent of AMI as well as for rental housing funded from the regular allocation that meets the income requirement.** Indicate which activities you plan to undertake with NSP and/or other funding:

- 24 CFR 570.201(a) Acquisition
- 24 CFR 570.202(a) Rehabilitation
- 24 CFR 570.201(b) Disposition
- 24 CFR 570.201(i) Relocation

Total NSP Budget for NSP Strategy: \$ 703,188

Total NSP Budget for activities that will benefit persons at or below 50 percent of AMI: \$ 703,188

Other Funds to Be Committed for NSP Strategy: \$ _____

NSP Target Area and Justification: Include as much detail as you can about the NSP target area(s) and provide justification of need (estimated number of foreclosed homes, vacant homes, etc.).

NSP Target Area (city, neighborhood, etc.)	Foreclosed and abandoned properties located in census tracts: <u>106.00, 107.05, 108.01, 102.00, 105.2, 105.01, 107.06, 101, 104, 107.04, 108.02, 107.02, 108.05, and 108.06</u>
Justification (estimated number of foreclosures, etc.):	The target area has the highest foreclosure risk scoring according to U.S. Department of Housing and Urban Development statistics. All census tracks included in the target area have a foreclosure risk score of 6 or higher. In addition the census tracks have a high percentage of foreclosures predicted for the next 18 months. The Metro Market Trend, Inc. data compiled for notices of intent to foreclose during the past 14-month period indicates the probability of increased foreclosure levels in tracts 108.05 and 108.06. Therefore, they are both included in the target area. 1,334 notices to proceed with foreclosure have been filed in Santa Rosa County since January 2008. 82% of the notices have been filed in the target area.

Potential Nonprofit or For-profit Subrecipients (including property management companies):	Blackwater Housing Corporation, Inc., a non-profit 501 (c) 3
	Milton Housing Authority
	Community Enterprise Investments, Inc.
Potential Lending Partners (if known):	
Potential Counseling Agencies (if known):	N/A Rental Strategy

Timeline: Please provide a tentative timeline for the following steps:

Activity	Tentative Start Dates
Identification of units for acquisition	August 2009
Appraisal of units	September 2009
Negotiation of price at closing	October 2009
Rehabilitation of units (if needed)	January 2010
Closing	July 2010

Performance Measures: All activities funded with State NSP funds must meet one or more of the following performance measures:

Enter estimated number of units that will benefit each income level:	# benefiting 50% AMI and below (this amount must correspond to the rental set-aside allocation)	51-80% AMI	81-120% AMI
estimated units of housing to be acquired	6		
estimated units of housing to be rehabilitated	6		
estimated units of housing to be demolished	0		
estimated units of housing to be rented	6		
estimated parcel(s) to be acquired			

Unmet Need: Please describe any unmet need that you wish to be taken into consideration should recaptured funds from another grantee or program income be made available.

NSP Strategy	Approximate \$ Amount Needed

ADMINISTRATION

Description: Administrative costs must be associated with overall program management. This does not include costs associated with carrying out activities eligible under Section II (B) (3) (b) regarding homebuyer counseling or activity delivery costs.

Total Budget: \$ 160,800 (cannot exceed 6.8 percent of allocation)

Responsible Organization:	Santa Rosa County
Potential Subrecipients:	

IV. ASSURANCES, CERTIFICATIONS AND SIGNATURE

I, the undersigned chief elected official or authorized representative of the Applicant, certify that this Application has been approved by the local governing body and that the Applicant will comply with the following certifications and assurances as well as applicable federal and state requirements in the administration of any award that is made.

1. Affirmatively furthering fair housing. The Applicant certifies that it will affirmatively further fair housing, which means that it will conduct an analysis to identify impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting the analysis and actions in this regard.

2. Anti-lobbying. The Applicant must submit a certification with regard to compliance with restrictions on lobbying required by 24 CFR part 87, together with disclosure forms, if required by that part.

3. Authority of Applicant. The Applicant certifies that the consolidated plan is authorized under state and local law (as applicable) and that the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations and other program requirements.

4. Acquisition and relocation. The Applicant certifies that it will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601), and implementing regulations at 49 CFR part 24, except as those provisions are modified by the notice for the NSP program published by HUD. An Anti-Displacement and Relocation Plan has been adopted (or will be adopted prior to the expenditure of funds) and displacement of persons will be minimized.

5. Section 3. The Applicant certifies that it will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u), and implementing regulations at 24 CFR part 135.

6. Citizen participation. The Applicant certifies that it is in full compliance and following a detailed citizen participation plan that satisfies the requirements of Sections 24 CFR 91.105 or 91.115, as modified by federal and state NSP requirements.

7. Use of funds. The Applicant certifies that it will comply with Title III of Division B of the Housing and Economic Recovery Act of 2008 by using all of its grant funds within 18 months of receipt of the grant.

8. The Applicant certifies:

a. that all of the NSP funds made available to it will be used with respect to individuals and families whose incomes do not exceed 120 percent of area median income; and

b. The Applicant will not attempt to recover any capital costs of public improvements assisted with NSP funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low- and moderate-income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if NSP funds are used to pay the proportion of a fee or assessment attributable to the capital costs of public improvements (assisted in part with NSP funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than NSP funds. In addition, with respect to properties owned and occupied by moderate income (but not low-income) families, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than NSP funds if the Applicant certifies that it lacks NSP funds to cover the assessment.

9. Excessive force. The Applicant certifies that it has adopted and is enforcing:

a. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in nonviolent civil rights demonstrations; and

b. A policy of enforcing applicable state and local laws against physically barring entrance to, or exit from, a facility or location that is the subject of such nonviolent civil rights demonstrations within its jurisdiction.

10. Compliance with antidiscrimination laws. The Applicant certifies that the NSP grant will be conducted and administered in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), the Fair Housing Act (42 U.S.C. 3601–3619), and implementing regulations.

11. Compliance with lead-based paint procedures. The Applicant certifies that its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K, and R of this title.

12. Compliance with laws. The Applicant certifies that it will comply with applicable laws.

13. The Applicant will satisfy the Intergovernmental Coordination and Review (Clearinghouse Review Process) and Environmental Review requirements.

14. Each housing structure addressed with CDBG funds will, upon completion, meet HUD Section 8 Housing Quality Standards and local codes.

15. The Applicant has adopted a Community Development Plan or has adopted the Local Comprehensive Plan as the Community Development Plan.

16. The Applicant has adopted a Housing Assistance Plan for selecting potential beneficiaries and housing units for the proposed NSP assistance.

17. The Applicant will collect and maintain documentation verifying that the beneficiaries of the funds meet the federal guidelines as described in the Federal Register Notice dated October 6, 2008, and the specific activity requirements described in the NSP Substantial Amendment to the Action Plan.

18. The Recipient has read, understands, and will comply with the provisions of the State’s Substantial Amendment to its 2008 Action Plan regarding the recapture of funds and program income.

19. The Applicant will monitor all subrecipients to ensure compliance with all regulations promulgated by HUD and the Department of Community Affairs.

20. The information presented in this application is accurate, and documentation is on file and readily accessible to the Department of Community Affairs.

21. Submission of this Application was authorized by the local governing body.

Don Salter, Chairman, Board of County Commissioners

Typed Name of Chief Elected Official or Individual Authorized by
Resolution of the Local Governing Body

Signature of Chief Elected Official or Individual Authorized by
Resolution of the Local Governing Body

Date

ATTACHMENT A: PROJECT BUDGET AND ACCOMPLISHMENTS

NSP STRATEGY 1: Housing Acquisition/Rehabilitation of homes for sale to individuals and families with incomes less than 120 percent of AMI									
ACTIVITY		ACCOMPLISHMENTS		BENEFICIARIES			BUDGET		
ACTIVITY #	ACTIVITY	UNIT	ESTIMATED NUMBER	50% AMI and below	51% to 80% AMI	81% to 120% AMI	NSP \$	OTHER \$	SOURCE(S)
21B	ENGINEERING								
01	Acquisition		5		5		400,000		
02	Disposition		5		5				
05	Public Services for housing counseling								
08	Relocation								
13	Homeownership Assistance		5		5				
14A	Rehabilitation – Single Family		5		5		182,215		
14B	Rehabilitation – Multi Family								
TOTALS			5		5		582,215		

ATTACHMENT A: PROJECT BUDGET AND ACCOMPLISHMENTS

NSP STRATEGY 2: Housing Finance									
ACTIVITY		ACCOMPLISHMENTS		BENEFICIARIES			BUDGET		
ACTIVITY #	ACTIVITY	UNIT	ESTIMATED NUMBER	50% AMI and below	51% to 80% AMI	81% to 120% AMI	NSP \$	OTHER \$	SOURCE(S)
13	Homeownership Assistance (including Administrative Expenses -Necessary to Facilitate Homeownership)		30		10	20	919,200		
Totals			30		10	20	919,200		

ATTACHMENT A: PROJECT BUDGET AND ACCOMPLISHMENTS

NSP STRATEGY 3: Establishing Land Banks									
ACTIVITY		ACCOMPLISHMENTS		BENEFICIARIES			BUDGET		
ACTIVITY #	ACTIVITY	UNIT	ESTIMATED NUMBER	50% AMI and below	51% to 80% AMI	81% to 120% AMI	NSP \$	OTHER \$	SOURCE(S)
21B	ENGINEERING								
01	Acquisition								
02	Disposition								
04	Clearance and remediation								
Totals									

ATTACHMENT A: PROJECT BUDGET AND ACCOMPLISHMENTS

NSP STRATEGY 4: Demolition and Clearance/Housing Redevelopment									
ACTIVITY		ACCOMPLISHMENTS		BENEFICIARIES			BUDGET		
ACTIVITY #	ACTIVITY	UNIT	ESTIMATED NUMBER	50% AMI and below	51% to 80% AMI	81% to 120% AMI	NSP \$	OTHER \$	SOURCE(S)
21B	ENGINEERING (If applicable)								
01	Acquisition								
02	Disposition								
05	Public Services for housing counseling								
08	Relocation								
13	Homeownership Assistance								
04	Clearance and remediation								
12	Housing Replacement								
Totals									

ATTACHMENT A: PROJECT BUDGET AND ACCOMPLISHMENTS

NSP STRATEGY 5: Housing Acquisition/Rehabilitation of homes for lease to individuals and families with incomes less than 120 percent of AMI. **This page must include funds set-aside for individuals and families with incomes less than 50 percent of AMI.**

ACTIVITY		ACCOMPLISHMENTS		BENEFICIARIES			BUDGET			
ACTIVITY #	ACTIVITY	UNIT	ESTIMATED NUMBER	50% AMI and below	51% to 80% AMI	81% to 120% AMI	Total NSP \$ for activities that will benefit persons at or below 50% AMI	REGULAR NSP \$	OTHER \$	SOURCE(S)
21B	ENGINEERING									
01	Acquisition	SFD	6	6			480,000			
14A	Rehabilitation – Single Family	SFD	6	6			223,188			
14B	Rehabilitation – Multi Family									
02	Disposition									
08	Relocation									
Totals			6	6			703,188			

ATTACHMENT A: ACTIVITY AND BUDGET SUMMARY

SUMMARY OF ALL ACTIVITIES										
<p>This form <u>must</u> reflect the summary of all activities to be undertaken as well as administrative costs (not to exceed 6.8% of the allocation). <i>Project delivery administrative costs should be included in the activity budget (not the Administration line item). For example, all costs related to the specific acquisition of a residential property should be included in the acquisition budget.</i></p>										
ACTIVITY		ACCOMPLISHMENTS		BENEFICIARIES			BUDGET			
ACTIVITY #	ACTIVITY	UNIT	ESTIMATED NUMBER	50% AMI and below	51% to 80% AMI	81% to 120% AMI	Total NSP \$ for activities that will benefit persons at or below 50% AMI	REGULAR NSP \$	OTHER \$	SOURCE(S)
21A	ADMINISTRATION							160,800		
21B	ENGINEERING									
01	Acquisition		11	6	5		480,000	400,000		
14A	Rehabilitation – Single Family		11	6	5		223,188	182,215		
14B	Rehabilitation – Multi Family									
02	Disposition									
05	Public Services for Housing Counseling									
08	Relocation									
13	Homeownership Assistance (including Administrative Expenses to Facilitate Homeownership)		30		10	20		919,200		
04	Clearance and Remediation									
Totals			41	6	15	20	703,188	1,662,215		

ATTACHMENT B
HOUSING ASSISTANCE PLAN

The local government must adopt a policy for selecting beneficiaries and housing units for housing assistance. If the Department awards a grant to the local government, the local government must follow this policy. The policy can only be modified with DCA approval. A copy of the policy must accompany the application. Please refer to the Application Instructions for the minimum criteria required in the plan.