

NAME OF LOCAL GOVERNMENT

CITY OF COCOA

HURRICANE HOUSING RECOVERY (HHR)

HOUSING ASSISTANCE PLAN

I. PROGRAM DESCRIPTION

A. Name of County: Brevard

Base Allocation Request: \$1,003,681

Extremely Low Income Request: \$.00

Community Planning Request: \$.00

Name of participating local government(s) or other agencies in the Community Planning Strategy: City of Cocoa

II. HHRP HOUSING STRATEGIES

Provide Description:

A. Name of the Strategy: Purchase Assistance Program

- a. Summary of the Strategy: The Purchase Assistance Program will assist eligible homebuyers towards down payment, closing cost, and/or principal reduction, and rehabilitation cost in the purchase of an eligible housing unit. The home to be purchased must be located within the city limits of Cocoa. New construction housing must consist of a minimum 1,200 square feet living space, 3 bedrooms, 2 baths, 2 car garage, and concrete block with stucco exterior.
- b. Fiscal Years Covered: 2005-2006, 2006-2007, and 2007-2008.
- c. Income Categories to be served: This strategy will serve households at or below 120% of MFI (very low-, low-, and moderate-income) as defined by the U.S. Department of Housing and Urban Development (HUD) and adopted by the State of Florida and distributed by the Florida Housing Finance Corporation for use in the SHIP Program.
- d. Maximum award as noted on the Hurricane Housing Goals Chart: \$40,000
The minimum award shall be \$5,000. The maximum award is outlined below:

Very Low-Income (0-50% MFI)	\$40,000
Low-Income (51%-80% MFI)	\$35,000
Moderate-Income (81%-120% MFI)	\$30,000

Award amount will include up to \$5,000 for rehabilitation cost if needed.

- e. Terms, Recapture and Default: All assistance will be provided in the form of a Deferred Payment Loan (DPL). The DPL will be a zero (0) percent interest rate loan secured by a 30 year lien against the property purchased. The DPL will be forgiven at the end of the lien period. The total loan amount will be recaptured if at any time prior to the end of the lien period, the property ceases to be the principal residence of the owner or the title is transferred.

- f. Recipient Selection Criteria:
- ❖ Preference is given to first-time homebuyers. First-time homebuyers are defined as eligible applicants who have not owned a home within the last three (3) years.
 - ❖ Eligible applicants will be selected on a first come, first qualified, and first ready basis, within income groups; however public housing residents and special needs populations will be given priority.
 - ❖ Eligible moderate income applicants may only purchase in Census Tract 626 (Exhibit G), this area of the City is designated by the City as an area of slum and blight. The intent is to stimulate the growth of mixed income housing developments in those areas of the City historically plagued with substandard housing, high rates of crime and slum and blighted conditions.
 - ❖ Minimum contribution for a moderate income family shall be \$1,000; \$750 for a low-income family; and \$500 for a very-low income family.
 - ❖ Eligible applicant must demonstrate the ability to pay property taxes, insurance, utilities, and mortgage payments.
- g. Sponsor Selection Criteria, if applicable: Oversight and management of this program shall be the responsibility of the City's Community Development Department, Housing & Neighborhood Services Division and certified Community Housing Development Organizations (CHDO's).
- h. Additional Information: The applicant must attend and complete a pre and post Homebuyer Education Counseling provided by or approved by the City. Certification of pre homeownership counseling is required prior to loan closing. The applicant must reside in the home being assisted within sixty days (60) after closing. The Purchase Assistance Program cannot be utilized when the seller of the property provides the financing of the mortgage. The lender may not charge more than two (2) points for loan origination fees. Eligible housing units this strategy are defined as an existing or newly constructed single family detached home, townhouse, condominium, or villa.

B. Name of the Strategy: Owner-Occupied Housing Rehabilitation

- a. Summary of the Strategy: The Owner Occupied Housing Rehabilitation Program will assist owner-occupied homes through the elimination of housing code violations and the construction or installation of non-luxury general property improvements.
- b. Fiscal Years Covered: 2005-2006, 2006-2007, and 2007-2008.
- c. Income Categories to be served: This strategy will serve households at or below 80% of MFI (very low-, low-income) households as defined by the U.S. Department of Housing and Urban Development (HUD) and adopted by the State of Florida and distributed by the Florida Housing Finance Corporation for use in the SHIP Program.

- d. Maximum award as noted on the Hurricane Housing Goals Chart: The maximum award under this strategy is \$45,000. The minimum award is \$15,000. This level of award is supported by the average age of the City's current housing stock, increase in construction materials, and the increase in replacement costs.
- e. Terms, Recapture and Default: All assistance will be provided in the form of a Deferred Payment Loan (DPL). The DPL will be in the form of a zero (0) percent interest rate loan secured by a 20 year lien on the property rehabilitated and forgiven at a rate of five (5) percent per year. Funds will be recaptured if, at any time prior to the end of the lien period, the property ceases to be the principal residence of the owner or the title is transferred. For the purpose of the Agreements between the City and the Homeowner "sold" shall mean the property is sold, title transferred, Agreement of Deed executed, or the owner no longer resides at the property as their principal residence. Principal residence is defined as the dwelling where the mortgagor maintains his or her permanent place of abode, and typically spends the majority of the calendar year. A person may have only one principal residence.
- f. Recipient Selection Criteria:
- ❖ Clients will be selected on a first come, first qualified, and first ready basis, within income groups. However, persons with special needs will be given priority.
 - ❖ First time applicants will be given priority over clients that have been previously assisted through this program. Exceptions may be made for eligible property owners in cases where living conditions threaten the personal health and safety of the household.
 - ❖ Owners of properties must be the primary residents, owned the property for at least one year, and properties assisted must be located in the city limits.
 - ❖ Applicants must demonstrate the ability to pay property taxes, insurance, utilities, and existing mortgage payment; must be able to maintain the property free of non-structural code violations; and be in good standing with the City (e.g. city utility account).
 - ❖ Applicants must agree to participate in a City sponsored or approved home maintenance education program
 - ❖ Properties will be inspected for eligibility/feasibility.
 - ❖ Property must be free of code enforcement liens or any other assessment unless owner has made arrangements to payoff or such violation will be addressed in the work write-up.
- g. Sponsor Selection Criteria, if applicable: Oversight and management of this program shall be the responsibility of the City's Community Development Department, Housing & Neighborhood Services Division.
- h. Additional Information: The appraised value of the home may not exceed the

maximum sales price allowed in the SHIP Program.

C. Name of the Strategy: Owner Occupied Minor Rehabilitation

- a. Summary of the Strategy: The City shall provide funds to correct code violations or other conditions that create an immediate health or safety threat to the persons residing in the home, examples include: severe roof damage; plumbing; electrical; or structural damage that needs to be immediately addressed. Hurricane preventative measures are also eligible, examples include: hurricane shutters; garage doors; exterior doors; or windows that meet the current Florida Building Code.
- b. State Fiscal Years Covered: 2005-2006, 2006-2007 and 2007-2008.
- c. Income Categories to be served: This strategy will serve households at or below 80% of MFI (very low- and low-income) as defined by the U.S. Department of Housing & Urban Development (HUD) and adopted by the State of Florida and distributed by the Florida Housing Finance Corporation.
- d. Maximum Award noted on the Hurricane Housing Goals Chart: The maximum SHIP award per unit under this strategy shall be \$15,000.
- e. Terms, Recapture and Default: All assistance will be provided in the form of a Deferred Payment Loan (DPL). The DPL will be in the form of a zero (0) percent interest rate loan, secured by a ten (10) year lien against the property rehabilitated and forgiven at a rate of ten (10) percent per year. Funds will be recaptured if, at any time prior to the end of the lien period, the property ceases to be the principal residence of the owner or the title is transferred. For the purpose of the Agreements between the City and the Homeowner “sold” shall mean the property is sold, title transferred, Agreement of Deed executed, or the owner no longer resides at the property as their principal residence. Principal residence is defined as the dwelling where the mortgagor maintains his or her permanent place of abode, and typically spends the majority of the calendar year. A person may have only one principal residence.
- f. Recipient Selection Criteria:
 - ❖ Clients are accepted for the Minor Home Repair Program, on a first-come, first-ready basis.
 - ❖ Owners of properties must be the primary residents, owned the property for at least one year, and properties assisted must be located in the city limits.
 - ❖ Applicants must demonstrate the ability to pay property taxes, insurance, utilities, and existing mortgage payment; and must be able to maintain the property free of non-structural code violations.
 - ❖ Applicants must be in good standing with the City (e.g. city utility account).
 - ❖ Properties will be inspected for eligibility/feasibility.
 - ❖ Property must be free of code enforcement liens or any other

assessment unless owner has made arrangements to payoff or such violation will be addressed in the work write-up.

- g. Sponsor Selection Criteria: Oversight and management of this program shall be the responsibility of the City's Community Development Department, Housing & Neighborhood Services Division.
- h. Additional Information: The appraised value of the home may not exceed the maximum sales price allowed in the SHIP Program

D. Name of the Strategy: Single-Family Replacement Housing Program

- a. Summary of the Strategy: Funds will be provided under this strategy demolish and replace homes that were severely damaged by the 2004 hurricanes. The home must have been occupied by the applicants prior to it being destroyed.
- b. State Fiscal Years Covered: 2005-2006, 2006-2007, and 2007-2008.
- c. Income Categories to be served: This strategy will serve households at or below 50% of MFI (very low-income) as defined by the HUD and adopted by the State of Florida and distributed by the Florida Housing Finance Corporation.
- d. Maximum Award noted on the Hurricane Housing Goals Chart: The maximum HHR program award per unit under this strategy shall be \$125,000.
- e. Terms, Recapture and Default: All assistance will be given in the form of a Deferred Payment Loan (DPL). The DPL will be a zero (0) percent interest rate loan secured by a 30 lien period on the replacement property. Funds will be recaptured if, at any time prior to the end of the lien period, the property ceases to be the principal residence of the owner or the title is transferred. For the purpose of the Agreements between the City and the Homeowner "sold" shall mean the property is sold, title transferred, Agreement of Deed executed, or the owner no longer resides at the property as their principal residence. Principal residence is defined as the dwelling where the mortgagor maintains his or her permanent place of abode, and typically spends the majority of the calendar year. A person may have only one principal residence.
- f. Recipient Selection Criteria:
 - ❖ An eligible recipient shall be assisted on a first come, first ready basis.
 - ❖ Recipients must be able to secure an affordable mortgage from an institutional first mortgage lender or be able to provide sufficient cash resources with which to pay for the reconstructed home, the subsidy will cover any costs of construction over 30% of the clients income.
 - ❖ The amount of assistance would be for gap financing to make the mortgage affordable.
 - ❖ If there is existing mortgage(s) on the home that will be demolished the recipient must be able to pay off the first mortgage or roll it into a new mortgage.

- ❖ If the recipient receives FEMA assistance or insurance proceeds, those funds must go towards the reconstruction expenses first.
 - ❖ Owners of properties must be the primary residents and properties assisted must be located in the city limits.
 - ❖ Applicants must demonstrate the ability to pay property taxes, insurance, utilities; must be able to maintain the property free of non-structural code violations; and be in good standing with the City (e.g. city utility account).
 - ❖ Properties will be inspected for eligibility/feasibility and be clear of mortgages, liens, taxes or any other assessment unless owner has made arrangements to payoff.
- g. Sponsor Selection Criteria: Oversight and management of this program shall be the responsibility of the City's Community Development Department, Housing & Neighborhood Services Division.
- h. Additional Information: The appraised value of the home may not exceed the maximum sales price allowed in the SHIP Program.

III. Extremely Low Income Strategy: ELI strategy included in the Brevard County HHRP

- a. Summary of the Strategy:
- b. Fiscal Years Covered:
- c. Maximum award as noted on the Hurricane Housing Goals Chart:
- d. Terms, Recapture and Default:
- e. Recipient Selection Criteria:
- f. Sponsor Selection Criteria, if applicable:
- g. Additional Information:

IV. Community Planning Strategy: CP Strategy included in the Brevard County HHRP

- a. Summary of the Strategy:
- b. Fiscal Years Covered:
- c. Maximum award as noted on the Hurricane Housing Goals Chart:
- d. Terms, Recapture and Default:
- e. Recipient Selection Criteria:
- f. Sponsor Selection Criteria, if applicable:
- g. Additional Information:

V. Administrative Budget:

- a. **Provide a brief administrative summary of expenses:**
Administrative expenses shall include staff salaries and benefits; operational supplies; travel/workshops; and advertising.
- b. **Up to 15% of the allocation may be used for administrative expenses relating to direct program administration. Provide information below:**

Fiscal Year	2005-2006
Salaries and Benefits	\$ 138,000.00
Office Supplies and Equipment	\$ 2,000.00
Travel Workshops, etc	\$ 9,552.00
Advertising	\$ 1,000.00
Other (define)	
	<u>\$ 150,552.00</u>

VI. Explain any issues outstanding for compliance or non-compliance with the State Housing Initiatives Partnership (SHIP) Program:

A monitoring by FHFC was completed on April 5, 2004, no issues were identified.

VII. EXHIBITS:

- A Timeline for Encumbrance and Expenditure**
- B Hurricane Housing Goals Chart (HHGC) For Each Fiscal Year Covered**
- C. Certification Page**
- D. Program Information Sheet**
- E. Community Planning Documentation:**
Attached Memorandum of Understanding
- F. Adopting Resolution** – original signed, dated, witnessed or attested adopting resolution
- G. Census Tract 626 Map**