

THE CITY OF DAYTONA BEACH



**HURRICANE HOUSING
ASSISTANCE PLAN**

I. PROGRAM DESCRIPTION:

A. Name of City: The City of Daytona Beach

Base Allocation Request: \$746,024.00

Extremely Low Income Request: \$149,204.00

Community Planning Request: \$ 99,470.00

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

**THE COUNTY OF VOLUSIA
THE CITY OF DELTONA**

II. HHRP HOUSING STRATEGIES

A. Name of the Strategy: Owner Occupied Rehabilitation/Reconstruction

Summary of the Strategy: This program is designed to assist, very low, low, and moderate-income households in rehabilitating or reconstructing existing housing structures and repair and replacement of site built housing due to natural disaster. The primary intent of this program is to bring existing units up to applicable housing/building codes. This strategy will target owner-occupied homeowners only. The following types of assistance will be available under this strategy: Local 312 Program, Senior Rehabilitation/Reconstruction Program, Moderate Rehabilitation Program, Obstruction Removal, and Minor Repair Program.

1. Local 312 Loan Program

a. **Description:** This program provides a low interest mortgage loan to assist in the substantial rehabilitation of existing housing units. Substantial rehabilitation is when the cost to rehabilitate a unit exceeds fifty (50) percent of the assessed value of the property. If the City determines that a unit needs substantial rehabilitation, the City at its discretion, may demolish that unit and reconstruct another unit on the same lot. The primary intent of the program is to bring the structure up to applicable housing/building codes. If the rehabilitation costs exceed the owner's ability to pay, a deferred payment mortgage loan may be given in conjunction with the amortized loan. The

deferred payment mortgage loan shall not exceed 50 percent of the total cost of rehabilitation/reconstruction including credit and ownership and encumbrance reports, surveys, etc.

- b. **Fiscal Years Covered: 2005-2006, 2006-2007, and 2007-2008**
- c. **Income Categories to be served:** Very low, low, and moderate-income households as defined by the U.S. Department of Housing and Urban Development (HUD) and as provided by the Florida Housing Finance Corporation (FHFC) are eligible.
- d. **Maximum Award is noted on the Housing Delivery Goals Charts:**
See Exhibit B
- e. **Terms, Recapture and Default:** A first or subordinate mortgage is placed on the property for rehabilitation projects. A first mortgage is placed on the property for reconstruction projects. It is subject to 100 percent repayment. The mortgage is amortized for a period of up to 30 years at five percent interest. The owner is required to occupy the property as their principal place of residency during the entire recapture period. If the property is sold, or in case of the owner's demise, or transfer of title, or relinquishment of any of the owner's interest in the property, during the term of the loan or recapture period, the entire balance of the amortized mortgage loan and if applicable deferred payment mortgage loan is due and payable. The mortgagee is the City of Daytona Beach. If an immediate heir of the owner or another very low, low, or moderate-income purchaser qualifies; under current program guidelines (City, HUD, and/or SHIP) they may be eligible to assume the amortized mortgage loan and deferred payment mortgages. An applicant in all circumstances will be SHIP eligible. The terms of the mortgage assumption are based on the circumstances surrounding the request and current programs guidelines. The recapture period is the entire term of the amortized loan or based on the following schedule, which ever is longer. The City will place a lien on property for amount/cost of maintenance. The maximum amount that may be subject to recapture is the net proceeds of a sale due to foreclosure.

Funds Expended Per Unit	<i>Recapture Period</i>
Less than \$15,000.00	5 years
\$15,000 to \$40,000	10 years
More than \$40,000	15 years

- f. **Recipient Selection Criteria** : All applicants will be required to complete an application and third party verifications will be required to determine income eligibility, credit worthiness and financial ability. An ownership and

encumbrance report will be secured and analyzed to determine ownership and property encumbrances. The applicant must be income eligible under SHIP and HUD guidelines if applicable and the fee simple owner of the property to be rehabilitated/reconstructed. Unless there is a situation that threatens the health and/or safety of a family, eligible applicant will be selected on a first come, first ready basis, with current waiting list applicants given first preference. Applicants attend a homeowner orientation. Each case is reviewed and approved at a meeting by the Housing Rehabilitation Committee where the applicant is invited to attend.

- g. **Sponsor Selection Criteria:** N/A
- h. **Additional Information:** The Hurricane Housing Recovery Plan (HHR) funds will be leveraged with other federal & State programs. The federal programs include HOME and CDBG, and state programs include SHIP. Funds may be leveraged with any other new programs that target production and maintenance of affordable housing. Private capital and other federal programs, targeting production and maintenance of affordable housing will be used whenever possible.

2.

Senior Rehabilitation/Reconstruction Program

- a. **Description:** This program provides a deferred payment first or second mortgage to assist elderly (at least 62 years of age) or permanently disabled (as determined by a governmental agency, e.g., Social Security Administration) owner-occupied households in the substantial rehabilitation of existing housing units. **Substantial rehabilitation** is when the cost to rehabilitate a unit exceeds fifty (50) percent of the assessed value of the property. If the City determines that a unit needs substantial rehabilitation, the City at its discretion, may demolish that unit and reconstruct another unit on the same lot. The primary intent of the program is to bring the structure up to applicable housing/building codes.
- b. **Fiscal Years Covered: 2005-2006, 2006-2007, and 2007-2008**
- c. **Income Categories to be served:** Very low-income and low-income households as defined by HUD and provided by (FHFC) are eligible. Moderate-income households are not eligible.
- d. **Maximum award is noted on the Housing Delivery Goals Charts**
See Exhibit B
- e. **Terms, Recapture and Default:** A deferred payment first or second mortgage is placed on the property for period of up to 15 years. It is subject to 100 percent repayment. During the recapture period: the owner is required to occupy the property as their principal place of

residency, the property will be inspected annually to ensure that it is being maintained, and the owner must also provide documentation that property taxes and insurance are current. If the property passes inspection and the required documentation is provided, the deferred payment mortgage is reduced on an annual basis until the entire amount has been forgiven. If the owner does not comply with the above, the property is sold, or in case of the owner's demise, or transfer of title, or relinquishment of any of the owner's interest in the property, during the recapture period the entire balance of the deferred payment mortgage is due and payable. The mortgagee is the City of Daytona Beach. If an immediate heir of the owner or another very-low or low-income purchaser qualifies under current program guidelines (City, HUD and SHIP) they may be eligible to assume the deferred payment mortgage balance. An applicant in all circumstances will be SHIP eligible. The terms of the mortgage assumption are based on the circumstances surrounding the request and current programs guidelines. The City will place a lien on property for the amount/cost of maintenance. The maximum amount that may be subject to recapture is the net proceeds of a sale due to foreclosure. The recapture period is based on the actual amount of funds expended per unit as follows:

Funds Expended Per Unit	<i>Recapture Period</i>
Less than \$15,000.00	5 years
\$15,000 to \$40,000	10 years
More than \$40,000	15 years

- f. **Recipient Selection Criteria:** All Applicants will be required to complete an application and third party verifications will be required to determine income eligibility. An ownership and encumbrance report will be secured and analyzed to determine ownership and property encumbrances. The applicant must be income eligible under SHIP and HUD guidelines if applicable and the fee simple owner of the property to be rehabilitated/reconstructed. Unless there is a situation that threatens the health and/or safety of family, eligible applicants will be selected on a first come, first ready basis, with current waiting list applicants given first preference.
- g. **Sponsor Selection Criteria:** N/A
- h. **Additional Information:** HHR funds will be leveraged with other federal and state programs. The federal programs include HOME, CDBG, and state programs include SHIP. Funds may be leveraged with any other new programs. HOME funds are the primary source of funding. Private capital and other federal programs will be used whenever possible.

3. Moderate Rehabilitation Program

- a. **Description:** This program provides a deferred payment mortgage loan to assist eligible households in the moderate rehabilitation of existing housing units. The primary intent of the program is to bring the structure up to applicable housing codes. HOME funds are the primary source of funding. HHR funds will be used as a match.
- b. **Fiscal Years Covered: 2005-2006, 2006-2007, and 2007-2008**
- c. **Income Categories to be served:** Very low, low and moderate-income households as defined by (HUD) and provided by FHFC are eligible.
- d. **Maximum award is noted on the Housing Delivery Goals Chart**
See Exhibit B
- e. **Terms, Recapture and Default:** A deferred payment mortgage is placed on the property. It is subject to 100 percent repayment. During the recapture period: the owner is required to occupy the property as their principal place of residency, the property will be inspected annually to ensure that it is being maintained, and the owner must also provide documentation that property taxes and insurance are current. If the property passes inspection and the required documentation is provided, the deferred payment mortgage is reduced on an annual basis until the entire amount has been forgiven. If the owner does not comply with the above or property is sold, or in case of the owner's demise, or transfer of title, or relinquishment of any of the owner's interest in the property, during the recapture period the entire balance of the deferred payment mortgage loan is due and payable. The mortgagee is the City of Daytona Beach. If an immediate heir of the owner or another very-low or low-income purchaser qualifies under current program guidelines (City, HUD and SHIP) they may be eligible to assume the deferred payment mortgage balance. An applicant in all circumstances will be SHIP eligible. The terms of the mortgage assumption are based on the circumstances surrounding the request and current programs guidelines. The City will place a lien on the property for the amount/cost to maintain. The maximum amount that may be subject to recapture is the net proceeds of a sale due to foreclosure. The recapture period is based on the actual amount of funds expended per unit as follows:

Funds Expended Per Unit	<i>Recapture Period</i>
Less than \$15,000.00	5 years
\$15,000.00 to \$40,000.00	10 years

f. **Recipient Selection Criteria** All applicants will be required to complete an application and third party verifications will be required to determine income eligibility. An ownership and encumbrance report will be secured and analyzed to determine ownership and property encumbrance. The applicant must be income eligible under SHIP and HUD guidelines if applicable and the fee simple owner of the property to be rehabilitated. Unless there is a situation that threatens the health and/or safety of a family, eligible applicants will be selected on a first come, first ready basis, with current waiting list applicants given first preference.

g. **Sponsor Selection Criteria:** N/A

h. **Additional Information:** HHR funds will be leveraged with other federal programs. The federal programs include HOME, CDBG, and other state programs includes SHIP. Funds may be leveraged with any other new programs. HOME funds are the primary source of funding. SHIP funds will be used for moderate-income households and as a match for HOME assisted households units. Private capital and other federal programs, will be used whenever possible.

4. Minor Repair Program

a. **Description:** This program provides assistance to very low-income and low-income homeowners to correct or eliminate threats to life, safety, or health. The homeowner must not have the means to make the needed repair(s). The City's Building Inspector will determine that an minor situation exists. Eligible repairs include but are not limited to: Roofing, electrical, plumbing, structural, heating, windows, and security doors. The subsidy will be the actual amount of funds needed for repairs up to \$10,000.00.

b. **Fiscal Years Covered: 2005-2006, 2006-2007, and 2007-2008**

c. **Income Categories to be served:** Very low-income and low- income households as defined by HUD and as provided by FHFC are eligible. Moderate-income households are not eligible.

d. **Maximum award is noted on the Housing Delivery Goals Charts**
See Exhibit B

- e. **Terms, Recapture and Default:** A deferred payment mortgage is placed on the property for a one year period. It is subject to 100 percent repayment. During the recapture period: the owner is required to occupy the property as their principal place of residency, the property will be inspected annually to ensure that it is being maintained, and the owner must also provide documentation that property taxes and insurance are current. If the property passes inspection and the required documentation is provided, the entire amount of the deferred payment mortgage is forgiven. If the owner does not comply with the above or the property is sold, or in case of the owner's demise, or transfer of title, or relinquishment of any of the owner's interest in the property, during the recapture period the entire balance of the deferred payment mortgage is due and payable. The mortgagee is the City of Daytona Beach. If an immediate heir of the owner or another very low-income or low-income purchaser qualifies under current program guidelines (City, HUD and SHIP) they may be eligible to assume the deferred payment mortgage balance. An applicant in all circumstances will be SHIP eligible. The terms of the mortgage assumption are based on the circumstances surrounding the request and current programs guidelines. The City will place a lien on property for amount/cost of maintenance. The maximum amount that may be subject to recapture is the net proceeds of a sale due to foreclosure.
- f. **Recipient Selection Criteria:** All Applicants will be required to complete an application and third party verifications will be required to determine income eligibility. The applicant must be income eligible under SHIP and HUD guidelines if applicable and the fee simple owner of the property to be rehabilitated. Eligible applicants will be selected on a first come, first ready basis, with current waiting list applicants given first preference.
- g. **Sponsor Selection Criteria:** N/A
- h. **Additional Information:** HHR funds will be leveraged with other federal and state programs. The federal programs include HOME, CDBG and other state programs include SHIP. Funds maybe leveraged with any other new programs. HOME Funds are the primary source of funding. Private capital and other Federal Programs will be used when ever possible.

5. Obstruction Removal

- a. **Description:** The intent of this program is to provide accessible home modifications for persons who cannot access their home due to a disabling condition, or who face the possibility of institutionalization

without the required modifications. A licensed medical practitioner or a lawfully designated agent of such practitioner must provide verification of the need for the modification(s). Modifications could include but are not limited to widening of doorways, adding wheelchair ramps, adding grab bars to steps and bathtubs, enlarging/re-sizing rooms within the household that cannot be adequately utilized because of a disability. Funds will be used to pay the costs of permitting fees, rehabilitation, construction and construction related costs. A deferred payment mortgage is placed on the property for the subsidy amount, which varies according to the actual cost of the modifications and other subsidies used in the project.

- b. **Fiscal Years Covered: 2005-2006, 2006-2007, and 2007-2008**
- c. **Income categories to be served:** Very low-income and low-income households as defined by HUD and as provided by FHFC are eligible. Moderate-income households are not eligible.
- d. **Maximum award is noted on the Housing Delivery Goals Charts**
See Exhibit B.
- e. **Terms, Recapture and Default:** A deferred payment mortgage is placed on the property. It is subject to 100 percent repayment. During the recapture period: the owner is required to occupy the property as their principal place of residency, the property will be inspected annually to ensure that it is being maintained, and the owner must also provide documentation that property taxes and insurance are current. If the property passes inspection and the required documentation is provided, the deferred payment mortgage is reduced on an annual basis until the entire amount has been forgiven. If the owner does not comply with the above or the property is sold, or in case of the owner's demise, or transfer of title, or relinquishment of any of the owner's interest in the property, during the recapture period the entire balance of the deferred payment mortgage loan is due and payable. The mortgagee is the City of Daytona Beach. If an immediate heir of the owner or another very-low or low-income purchaser qualifies under current program guidelines (City, HUD and SHIP) they may be eligible to assume the deferred payment mortgage balance. An applicant in all circumstances will be SHIP eligible. The terms of the mortgage assumptions are based on the circumstances surrounding the request and current programs guidelines. The City will place a lien on the property for amount/cost of maintenance. The maximum amount that may be subject to recapture is the net proceeds of a sale due to foreclosure. The recapture period is based on the actual amount of funds expended per unit as follows:

Funds Expended Per Unit	<i>Recapture Period</i>
Less than \$15,000.00	5 years
\$15,000 to \$40,000	10 years
More than \$40,000	15 years

- f. **Recipient Selection Criteria:** All applicants will be required to complete an application and third party verifications will be required to determine income eligibility. An ownership and encumbrance report will be secured and analyzed to determine ownership and property encumbrances. The applicant must be income eligible under SHIP and HUD guidelines if applicable and the fee simple owner of the property to be rehabilitated/reconstructed. The City must certify the disability of the applicant. Eligible applicants will be selected on a first come, first ready basis, with current waiting list applicants given first preference.
- g. **Sponsor Selection Criteria:** N/A
- h. **Additional Information:** HHR funds will be leveraged with other federal and state programs. The federal programs include HOME, CDBG, and other state programs include SHIP. Funds may be leveraged with any other new programs. HOME funds are the primary source of funding. SHIP funds will be used for moderate-income households and as a match for HOME assisted households units. Private capital and other federal programs, (CDBG, etc.) will be used whenever possible.

B. Name of the Strategy: Affordable Home Ownership Assistance Program (AHOAP)

- a. **Summary of the Strategy:** This program assists very low, low, and moderate-income first time homebuyers with down payment, closing cost, inspection, rehabilitation assistance, and the contribution of a lot in the purchase of newly constructed or existing homes. Applicants should contribute a minimum of \$500.00 towards the home purchase. Additionally, the Intensive Infill component allows for the contribution of a lot. The homeowner will be required to pay lot maintenance cost. **A first time homebuyer** is defined as a person that has not owned a home in the previous three (3) years (exceptions will be made for individuals who are displaced homemakers). A Displaced homemaker is defined as an adult who has lost the primary source of financial support of the main family wage earner as a result of divorce, death, abandonment, or disability. This strategy will include: New Construction Housing, Existing Housing, Existing Housing Rehabilitation Builder Developer, and Manufacture Home Replacement Program.

1. New Construction Housing

- a. **Description:** This program assists qualified applicants by providing down payment, closing costs, and in some cases contribution of a lot on an as needed basis to eligible first time very low, low, and moderate-income homebuyers to purchase newly constructed homes (less than one year old). Only the amount of subsidy needed to purchase will be awarded. The maximum down payment, and closing cost, amounts are based on income, and family size.
- b. **Fiscal Years Covered: 2005-2006, 2006-2007, and 2007-2008**
- c. **Income Categories to be served:** Very low, low, and moderate-income households as defined by HUD and as provided by the FHFC are eligible. HOME funds will not be used as match for moderate-income households.
- d. **Maximum award is noted on the Housing Delivery Goals Charts**
See Exhibit B
- e. **Terms, Recapture and Default:** HHR funds used are secured by a subordinate second mortgage on the property in the amount of the subsidy according to costs and other subsidies used in the project. The deferred payment mortgage will bear interest at a rate of zero percent. If the owner maintains the home as their principal place of residency during the entire 10-year affordability/recapture period the deferred payment mortgage will be forgiven. Upon transfer of the property or other action that results in non-compliance before the end of the 10-year affordability/recapture period, the entire amount of the deferred second mortgage is due and payable in full. If a new buyer is eligible for the program, under current guidelines, the mortgage may be assumed as long as all other SHIP and other applicable program requirements are met. An applicant in all circumstances will be SHIP eligible. The City will place a lien on property for amount/cost of maintenance. The maximum amount that may be subject to recapture is the net proceeds of a sale due to foreclosure.
- f. **Recipient Selection Criteria:** Prospective applicants will be pre-screened and pre-qualified for financial ability, income, and program eligibility. Eligible applicants will be required to complete an application packet through the assistance of an approved non-profit or lending institution. All eligible applicants will be selected on a first come, first ready basis.
- g. **Sponsor Selection Criteria:**
See Appendix A
- h. **Additional Information:** HHR funds will be leveraged with other federal programs to produce affordable housing. The federal programs include HOME and CDBG and state programs include SHIP. Funds may be leveraged with any other new programs that target production and maintenance of affordable housing. HOME

funds are the primary source of funding. SHIP funds will be used for moderate-income households and as a match for HOME assisted households units. Private capital and other federal programs, (CDBG, etc.) targeting production and maintenance of affordable housing will be used whenever possible.

2. Existing Housing

- a. **Description:** This program assists qualified applicants by providing down payment, closing costs, home inspection, and rehabilitation assistance on an as needed basis to eligible first time very low, low, and moderate-income homebuyers. Only the amount of subsidy needed to purchase will be awarded. All prospective homes to be purchased must be up to applicable housing code at the time of occupancy. The maximum down payment, closing cost, and rehabilitation assistance amounts are based on income and family size and the amount of rehabilitation required to bring property up to applicable codes.
- b. **Fiscal Years Covered: 2005-2006, 2006-2007, and 2007-2008**
- c. **Income categories to be served:** Very low, low, and moderate-income households as defined by HUD and as provided by (FHFC).
- d. **Maximum award is noted on the Housing Delivery Goals Charts**
See Exhibit B
- e. **Terms, Recapture and Default:** HHR funds used are secured by a subordinate second mortgage on the property in the amount of the subsidy according to costs and other subsidies used in the project. The soft second mortgage will bear interest at a rate of zero percent. If the owner maintains the home as their principal place of residency and maintains upkeep of the property, keeps taxes and insurance current during the entire 10-year affordability/recapture period the deferred payment mortgage will be forgiven. Upon transfer of the property or other action that results in non-compliance before the end of the 10-year affordability/recapture period, the entire amount of the deferred payment mortgage is due and payable in full. If a new buyer is eligible for the program, under current guidelines, the mortgage may be assumed as long as all other SHIP and other applicable program requirements are met. An applicant in all circumstances will be SHIP eligible. The City will place a lien on property for amount/cost of maintenance. The maximum amount that may be subject to recapture is the net proceeds of a sale due to foreclosure.
- f. **Recipient Selection Criteria:** Prospective applicants will be pre-screened and pre-qualified for financial ability, income, and program eligibility. Eligible applicants will be required to complete an application packet

through the assistance of an approved non-profit or financial institution. All eligible applicants will be selected on a first come, first ready basis.

- g. **Sponsor Selection Criteria:**
See Appendix A
 - h. **Additional Information:** HHR funds will be leveraged with other federal and state programs to produce affordable housing. The federal programs include HOME, CDBG and other state programs include SHIP. Funds may be leveraged with any other new programs that target production and maintenance of affordable housing. HOME funds are the primary source of funding. SHIP funds will be used for moderate-income households and as a match for HOME assisted households units. Private capital and other federal programs, targeting production and maintenance of affordable housing will be used whenever possible.
3. Existing Housing Rehabilitation
- a. **Description:** This program is designed to broaden the scope of purchasing existing housing units that are in need of rehabilitation. SHIP funds may be used specifically for rehabilitating existing units and producing code compliant affordable homes for home ownership. Only rehabilitation costs that are actually needed will be approved. Additionally the prospective homebuyer may be eligible for down payment and closing cost assistance. Expenditures for rehabilitation cannot exceed \$7,000 per housing unit.
 - b. **Fiscal Years Covered: 2005-2006, 2006-2007, and 2007-2008**
 - c. **Income Categories to be served:** Very low, low, and moderate- income households as defined by HUD and as provided by FHFC are eligible.
 - d. **Maximum award is noted on the Housing Delivery Goals Charts**
See Exhibit B
 - e. **Terms, Recapture and Default:** HHR funds used in the Existing Housing are subject to a subordinate second mortgage on the property in the amount of the subsidy according to costs and other subsidies used in the project. The deferred payment mortgage will bear interest at a rate of zero percent. If the owner maintains the home as their principal place of residency during the entire 10-year affordability/recapture period the deferred payment mortgage will be forgiven. Upon transfer of the property or other action that results in non-compliance before the end of the 10-year affordability/recapture period, the entire amount of the deferred payment mortgage is due and payable in full. If a new buyer is eligible for the program, under current guidelines, the mortgage may be assumed as long as all other SHIP and other applicable program requirements are met. An applicant in all circumstances will be SHIP eligible. The maximum amount that may be subject to recapture is the net proceeds of a sale.

- f. **Recipient Selection Criteria:** Prospective applicants will be pre-screened, and pre-qualified for financial ability, income and program eligibility. Eligible applicants will be required to complete an application packet through the assistance of an approved non-profit or financial institution. All eligible applicants will be selected on a first come, first ready basis.
 - g. **Sponsor Selection Criteria:**
See Appendix A
 - h. **Additional Information:** HHR funds will be leveraged with other federal programs to produce affordable housing. The federal programs include HOME, CDBG, and other state programs include SHIP. Funds may be leveraged with any other new programs that target production and maintenance of affordable housing. HOME funds are the primary source of funding. SHIP funds will be used for moderate-income households and as a match for HOME assisted households units. Private capital and other federal programs, targeting production and maintenance of affordable housing will be used whenever possible.
4. Builder Developer
- a. **Description:** This program assists qualified applicants with the purchase of affordable newly constructed homes. The funds are used to pay costs of land acquisition, site preparation, infrastructure, permitting fees, and construction related costs. Construction must be completed within one year immediately following the date of conveyance of title (i.e., closing) or within 24 months of the transferred through a first mortgage, which is held by a lending institution, and the construction. A subordinate deferred payment mortgage is placed on the property for the subsidy amount, which varies according to need, income and family size, and amount of subsidy needed to purchase. Non-profits and for profit sponsors may apply on behalf of more than one applicant.
 - b. **Fiscal Years Covered: 2005-2006, 2006-2007, and 2007-2008**
 - c. **Income Categories to be served:** Very low, low, and moderate- income households as defined by HUD and as provided by FHFC are eligible.
 - d. **Maximum award is noted on the Housing Delivery Goals Charts**
See Exhibit B
 - e. **Terms, Recapture and Default:** HHR funds used are secured by a subordinate second mortgage on the property in the amount of the subsidy according to costs and other subsidies used in the project. The deferred payment mortgage will bear interest at a rate of zero percent. If the owner

maintains the home as their principal place of residency during the entire 10-year affordability/recapture period the deferred payment mortgage will be forgiven. Upon transfer of the property before the end of the 10-year affordability/recapture period, the entire amount of the deferred second mortgage is due and payable in full. If a new buyer is eligible for the program, under current guidelines, the mortgage may be assumed as long as all other SHIP and other applicable program requirements are met. An applicant in all circumstances will be SHIP eligible. The City will place a lien on property for amount/cost of maintenance. The maximum amount that may be subject to recapture is the net proceeds of a sale due to foreclosure.

Funds Expended Per Unit	<i>Affordability/Recapture Period</i>
Less than \$15,000.00	5 years
\$15,000 to \$40,000	10 years

- f. **Recipient Selection Criteria** : Prospective applicants will be pre-screened and pre-qualified for financial ability, income, and program eligibility. Eligible applicants will be required to complete an application packet through the assistance of an approved non- profit, builder or financial institution. All eligible applicants will be selected on a first come, first ready basis.
 - g. **Sponsor Selection Criteria**
See Appendix A
 - h. **Additional Information**: Every effort will be made to leverage HHR funds with public dollars. In addition, federal programs such as HOME and Federal Home Loan Bank (FHLB) funds can be used to produce affordable housing and other state programs including SHIP. Private capital, donations, sweat equity and other programs that target the production and maintenance of affordable housing can also be used to leverage SHIP funds.
5. **Manufactured Home Replacement Program.**
- a. **Description**: This program assists qualified applicants by providing down payment assistance, closing costs, and purchase price assistance for site-built and post-1994 manufactured homes where the wind load rating is sufficient for the location. Only the amount of subsidy needed to purchase will be awarded. The maximum down payment, and closing costs amounts are based on income, and family size.
 - b. **Fiscal Years Covered: 2005-2006,2006-2007, and 2007-2008**
 - c. **Income Categories to be served**: Extremely low, very low, low and moderate-income households as defined by HUD and as provided by FHFC are eligible.

- d. **Maximum award as noted on the Hurricane Housing Goals Chart:**
See Exhibit B.
 - e. **Terms, Recapture and Default:** HHR funds used are secured by a subordinate second mortgage on the property in the amount of the subsidy according to costs and other subsidies used in the project. The deferred payment mortgage will bear interest at a rate of zero percent. If the owner maintains the home as their principal place of residency during the entire 10-year affordability/recapture period the deferred payment mortgage will be forgiven. Upon transfer of the property or other action that results in non-compliance before the end of the 10-year affordability/recapture period, the entire amount of the deferred second mortgage is due and payable in full. If a new buyer is eligible for the program, under current guidelines, the mortgage may be assumed as long as all other SHIP and other applicable program requirements are met. An applicant in all circumstances will be SHIP eligible. The City will place a lien on property for amount/cost of maintenance. The maximum amount that may be subject to recapture is the net proceeds of a sale due to foreclosure.
 - f. **Recipient Selection Criteria:** Prospective applicants will be pre-screened and pre-qualified for financial ability, income, and program eligibility. Eligible applicants will be required to complete an application packet through the assistance of an approved non-profit or lending institution. All eligible applicants will be selected on a first come, first ready basis.
 - g. **Sponsor Selection Criteria, if applicable:**
 - h. **Additional Information:** HHR funds will be leveraged with other federal programs to produce affordable housing. The federal programs include HOME and CDBG. Funds may be leveraged with any other new programs that target production and maintenance of affordable housing. HOME funds are the primary source of funding. SHIP funds will be used for moderate-income households and as a match for HOME assisted households units. Private capital and other federal programs, (CDBG, etc.) targeting production and maintenance of affordable housing will be used whenever possible.
- C. **Name of the Strategy: Disaster Mitigation**
- a. **Summary of the Strategy:** In the event of a local, state, or federally declared natural disaster, HHR funds may be used to leverage available federal, state and other available funds to provide assistance to income eligible households for the purpose of repairing/reconstructing eligible housing directly affected by the disaster. Eligible housing means any single-family real property are site built and post 1994 manufactured homes where the wind load rating is sufficient for location including those on leased land in a stable park situation which are located within The City of Daytona Beach

designed for the primary purpose of providing decent, safe and sanitary residential units. HHR disaster funds may be used for items such as, but not limited to:

- (a) Purchase of emergency supplies for eligible households to weatherproof damaged homes.
- (b) Interim repairs to avoid further damage; tree and debris removal required to make the individual housing unit habitable.
- (c) Construction of wells or repair of existing wells where public water is not available.
- (d) Payment of insurance deductibles for rehabilitation of homes covered under homeowners' insurance policies.
- (e) Assist with post-disaster non-insured repairs.
- (f) Provide housing re-entry assistance such as security deposits, utility deposits, and temporary storage of household furnishings.
- (g) Provide monthly rental assistance or mortgage payments up to three (3) months to prevent foreclosure or eviction.
- (h) The acquisition of building materials for home repair and construction; including demolitions.
- (i) Other activities approved by Florida Housing Finance Corporation.

b. **Fiscal Years Covered: 2005-2006, 2006-2007, and 2007-2008**

c. **Income Categories to be served:** Extremely low, very-low and low-income households as defined by HUD and as provided by FHFC are eligible. Moderate-income households may be eligible if it is determined that they have no other or have exhausted all other resources to have the damage corrected.

d. **Maximum award is noted on the Housing Delivery Goals Charts**
See Exhibit B

e. **Terms, Recapture and Default:** All HHR Funds provided to eligible households will be in the form of a grant and not subject to recapture.

f. **Recipient Selection Criteria:** Applicants must be income eligible, and have verifiable damages directly related to the declared natural disaster and will be required to complete an application to determine income eligibility according to SHIP and HUD income guidelines. Applicants

shall be required to verify income by completing a Disaster Self Certification of Income Form. Paycheck stubs and other forms of proof are required, if available. Other documentation required for SHIP income qualification may be waived if unavailable. Applications will be accepted and assistance provided on first come first ready basis and prioritized by emergency need, pending funding availability.

g . **Sponsor Selection Criteria:** N/A

h. **Additional Information:** This strategy will be implemented only in the event of a local, state, or federal natural disaster declaration using HHR funds that have not been encumbered. HHR funds at all times must be used for eligible applicants. HHR disaster funds may be used for the purchase or rehabilitation of mobile homes.

D. Name of the Strategy: Hazard Mitigation.

- a. **Summary of the Strategy:** HHR funds will be used to leverage available federal, state and other available funds to provide assistance to income eligible households to reduce or eliminate the exposure of peoples lives or property to harm from a hazard event such as but not limited to hurricanes, floods, fires, tornadoes, or extreme heat. HHR funds may be used for:
- (a) Retrofitting residential structures to minimize damages from high winds, floods or other natural hazards.
 - (b) Other activities as defined in the hazard mitigation program (HMGP) administered by the Federal Emergency Management Agency (FEMA).
- b. **Fiscal Years Covered: 2005-2006, 2006-2007, and 2007-2008**
- c. **Income Categories to be served:** Extremely low, very low and low-income households as defined by HUD and as provided by FHFC are eligible. Moderate-income households may be eligible if it is determined that they have no other or have exhausted all other resources to have the damage corrected.
- d. **Maximum award as noted on the Hurricane Housing Goals Chart:**
See Exhibit B.
- e. **Terms, Recapture and Default:** All HHR funds provided to eligible households will be in the form of a grant and not subject to recapture.
- f. **Recipient Selection Criteria:** Applicants must be income eligible, and have verifiable damages directly related to the declared natural disaster and will be required to complete an application to determine income eligibility according to SHIP and HUD income guidelines. Applicants shall be required to verify income by completing a Disaster Self

Certification of Income Form. Paycheck stubs and other forms of proof are required, if available. Other documentation required for SHIP income qualification may be waived if unavailable. Applications will be accepted and assistance provided on first come first ready basis and prioritized by emergency need, pending funding availability.

- g. **Sponsor Selection Criteria, if applicable:** N/A
- h. **Additional Information:** This strategy will be implemented only in the event of a local, state, or federal natural disaster declaration using HHR funds that have not been encumbered. HHR funds at all times must be used for eligible applicants.

III. Extremely Low Income Strategy:

A. Name of the Strategy: Disaster Mitigation

- a. **Summary of the Strategy:** In the event of a local, state, or federally declared natural disaster, HHR funds may be used to leverage available federal, state and other available funds to provide assistance to income eligible households for the purpose of repairing/reconstructing eligible housing directly affected by the disaster. Eligible housing means any single-family real property are site built and post 1994 manufactured homes where the wind load rating is sufficient for location including those on leased land in a stable park situation which are located within The City of Daytona Beach designed for the primary purpose of providing decent, safe and sanitary residential units. HHR disaster funds may be used for items such as, but not limited to:

- (a) Purchase of emergency supplies for eligible households to weatherproof damaged homes.

- (b) Interim repairs to avoid further damage; tree and debris removal required to make the individual housing unit habitable.

- (c) Construction of wells or repair of existing wells where public water is not available.

- (d) Payment of insurance deductibles for rehabilitation of homes covered under homeowners' insurance policies.

- (e) Assist with post-disaster non-insured repairs.

- (f) Provide housing re-entry assistance such as security deposits, utility deposits, and temporary storage of household furnishings.

(g) Provide monthly rental assistance or mortgage payments up to three (3) months to prevent foreclosure or eviction.

(h) The acquisition of building materials for home repair and construction; including demolitions.

(i) Other activities approved by Florida Housing Finance Corporation.

b. **Fiscal Years Covered: 2005-2006, 2006-2007, and 2007-2008**

c. **Income Categories to be served:** Extremely low, very low and low-income households as defined by HUD and as provided by FHFC are eligible. Moderate-income households may be eligible if it is determined that they have no other or have exhausted all other resources to have the damage corrected.

d. **Maximum award is noted on the Housing Delivery Goals Charts**
See Exhibit B

e. **Terms, Recapture and Default:** All HHR Funds provided to eligible households will be in the form of a grant and not subject to recapture.

f. **Recipient Selection Criteria:** Applicants must be income eligible, and have verifiable damages directly related to the declared natural disaster and will be required to complete an application to determine income eligibility according to SHIP and HUD income guidelines. Applicants shall be required to verify income by completing a Disaster Self Certification of Income Form. Paycheck stubs and other forms of proof are required, if available. Other documentation required for SHIP income qualification may be waived if unavailable. Applications will be accepted and assistance provided on first come first ready basis and prioritized by emergency need, pending funding availability.

g. **Sponsor Selection Criteria:** N/A

h. **Additional Information:** This strategy will be implemented only in the event of a local, state, or federal natural disaster declaration using HHR funds that have not been encumbered. HHR funds at all times must be used for eligible applicants. HHR disaster funds may be used for the purchase or rehabilitation of mobile homes.

B. Name of the Strategy: Manufactured Home Replacement Program.

a. **Summary of the Strategy:** This program assists qualified applicants by providing down payment assistance, closing costs, and purchase price assistance for site-built and post-1994 manufactured homes where the wind load rating is sufficient for the location. Only the amount of subsidy needed

to purchase will be awarded. The maximum down payment, and closing costs amounts are based on income, and family size.

- b. **Fiscal Years Covered: 2005-2006, 2006-2007, and 2007-2008**
- c. **Income Categories to be served:** Extremely low, very low, low and moderate-income households as defined by HUD and as provided by FHFC are eligible.
- d. **Maximum award as noted on the Hurricane Housing Goals Chart:**
See Exhibit B.
- e. **Terms, Recapture and Default:** HHR funds used are secured by a subordinate second mortgage on the property in the amount of the subsidy according to costs and other subsidies used in the project. The deferred payment mortgage will bear interest at a rate of zero percent. If the owner maintains the home as their principal place of residency during the entire 10-year affordability/recapture period the deferred payment mortgage will be forgiven. Upon transfer of the property or other action that results in non-compliance before the end of the 10-year affordability/recapture period, the entire amount of the deferred second mortgage is due and payable in full. If a new buyer is eligible for the program, under current guidelines, the mortgage may be assumed as long as all other SHIP and other applicable program requirements are met. An applicant in all circumstances will be SHIP eligible. The City will place a lien on property for amount/cost of maintenance. The maximum amount that may be subject to recapture is the net proceeds of a sale due to foreclosure.
- f. **Recipient Selection Criteria:** Prospective applicants will be pre-screened and pre-qualified for financial ability, income, and program eligibility. Eligible applicants will be required to complete an application packet through the assistance of an approved non-profit or lending institution. All eligible applicants will be selected on a first come, first ready basis.
- g. **Sponsor Selection Criteria, if applicable:** N/A
- h. **Additional Information:** HHR funds will be leveraged with other federal programs to produce affordable housing. The federal programs include HOME and CDBG. Funds may be leveraged with any other new programs that target production and maintenance of affordable housing. HOME funds are the primary source of funding. SHIP funds will be used for moderate-income households and as a match for HOME assisted households units. Private capital and other federal programs, (CDBG, etc.) targeting production and maintenance of affordable housing will be used whenever possible.

C. Name of the Strategy: Hazard Mitigation.

- a. **Summary of the Strategy:** HHR funds will be used to leverage available federal, state and other available funds to provide assistance to income eligible households to reduce or eliminate the exposure of peoples lives or property to harm from a hazard event such as but not limited to hurricanes, floods, fires, tornadoes, or extreme heat. HHR funds may be used for:
 - (a) Retrofitting residential structures to minimize damages from high winds, floods or other natural hazards.
 - (b) Other activities as defined in the Hazard Mitigation Program (HMGP) administered by the Federal Emergency Management Agency (FEMA).

- b. **Fiscal Years Covered: 2005-2006, 2006-2007, and 2007-2008**

- c. **Income Categories to be served:** Extremely low, very low and low-income households as defined by HUD and as provided by FHFC are eligible. Moderate-income households may be eligible if it is determined that they have no other or have exhausted all other resources to have the damage corrected.

- d. **Maximum award as noted on the Hurricane Housing Goals Chart:**
See Exhibit B.

- e. **Terms, Recapture and Default:** All HHR Funds provided to eligible households will be in the form of a grant and not subject to recapture.

- f. **Recipient Selection Criteria:** Applicants must be income eligible, and have verifiable damages directly related to the declared natural disaster and will be required to complete an application to determine income eligibility according to SHIP and HUD income guidelines. Applicants shall be required to verify income by completing a Disaster Self Certification of Income Form. Paycheck stubs and other forms of proof are required, if available. Other documentation required for SHIP income qualification may be waived if unavailable. Applications will be accepted and assistance provided on first come first ready basis and prioritized by emergency need, pending funding availability.

- g. **Sponsor Selection Criteria, if applicable:** N/A

- h. **Additional Information:** This strategy will be implemented only in the event of a local, state, or federal natural disaster declaration using HHR funds that have not been encumbered. HHR funds at all times must be used for eligible applicants.

IV. **Community Planning Strategy:**

A. **Name of the Strategy: Rental Housing**

- a. **Summary of the Strategy:** HHR funds will be used to assist Community Housing Development Organizations (CHDOs) and eligible sponsors in rehabilitating, reconstructing or replacing rental housing for very low and low-income families. All rental housing will be rented at affordable rates to qualified, income eligible persons for the affordability/recapture period. Rents will not exceed the current maximum rents published by HUD and distributed by the Florida Housing Finance Corporation. During the affordability/recapture period, rental developments/projects will be monitored and annually tenant eligibility via income certification is required. The programs included are: Community Housing Development Organizations (CHDOs) and Special Needs Rental Housing-Construction/Rehabilitation.

1. Community Housing Development Organization (CHDO)

- a. **Description:** HHR funds will be used to assist CHDOs in rehabilitating, reconstructing or replacing rental housing for very low-income and low-income families. Selected sponsor organizations will be required to contractually commit to comply with SHIP and other applicable statutes and regulations.

- b. **Fiscal Years Covered: 2005-2006, 2006-2007, and 2007-2008**

- c. **Income Categories to be served:** Very low and low-income households as defined by HUD and as provided by FHFC are eligible. Moderate-income households are not eligible.

- d. **Maximum award is noted on the Housing Delivery Goals Charts**

See Exhibit B

- e. **Terms, Recapture and Default:** HHR funds used are secured by the deferred mortgage. The mortgage will bear interest at a rate of zero percent. Rental housing developed, owned and managed by qualified CHDO's must be reserved for eligible persons for the affordability/recapture period (15 years for existing, 20 years for new construction). The City's deferred payment mortgage will be forgiven at the expiration of the affordability/recapture period. CHDO must submit a written request e.g. to sell, transfer, demolish property or portions of property, and receive written approval from The City of Daytona Beach Community Development Department Director. If the CHDO sells the property before the end of the affordability/recapture period or there is a remaining mortgage funded under this program, the CHDO must have written approval from the City and give first right of refusal to eligible non-profit organizations for purchase at the current market value for

continued occupancy by eligible persons.

- f. **Recipient Selection Criteria:** Eligible persons are selected from the existing waiting list, in the order in which they meet all eligibility requirements.
- g. **Sponsor Selection Criteria:** The availability of funds will be advertised in compliance with 420.9075(3)(b) Florida Statute. Request for proposals will be received on a competitive basis via the City of Daytona Beach's procurement process. Request for proposals will be evaluated, scored and selected utilizing the City's selection criteria. (See Appendix A). Eligible sponsors that employ personnel from the WAGES and Workforce Development Initiatives program will be given preference. Additionally, sponsors that serve special needs population are highly considered.
- h. **Additional Information:** Every effort will be made to leverage public dollars to the maximum extent possible in the program. This strategy encourages the use of private capital, HOME and other available programs.

2. Special Needs Rental Housing

- a. **Description:** HHR funds will be used to assist eligible sponsors to rehabilitate, reconstruct or replace housing for persons who have special rental housing needs as defined by Chapter 67-37.002(11) Florida Administrative Code. The activities include, but are not limited to, persons with mental illness/substance abuse, persons with Aids and HIV disease, runaway and abandoned youth, farm workers, the homeless, the elderly and disabled. Minor or major rehabilitation, weatherization, code compliance, emergency assistance, and conversions are eligible activities. There will be a restriction on the geographical location of the developments based on the City's Land Development Code.
- b. **Fiscal Years Covered: 2005-2006, 2006-2007, and 2007-2008**
- c. **Income Categories to be served:** Very low-income and low-income households as defined by HUD and as provided by FHFC are eligible. Moderate –income households are not eligible.
- d. **Maximum award is noted on the Housing Delivery Goals Charts**
See Exhibit B
- e. **Terms, Recapture and Default:** HHR funds used are secured by a deferred mortgage with a zero percent interest rate. Rental housing

developed, owned and managed by qualified CHDO's must be reserved for eligible persons for the affordability/recapture period (15 years for existing, 20 years for new construction). The City's deferred payment mortgage will be forgiven at the expiration of the affordability/recapture period. If the CHDO wishes to sell the property before the end of the affordability/recapture period or there is a remaining mortgage funded under this program, the CHDO must have written approval from the City of Daytona Beach Community Development Director and give first right of refusal to eligible non-profit organizations for purchase at the current market value for continued occupancy by eligible persons.

- f. **Recipient Selection Criteria:** Eligible persons are selected from the existing waiting list, in the order in which they meet all eligibility requirements.
- g. **Sponsor Selection Criteria:** The availability of funds will be advertised in compliance with 420.9075(3)(b) Florida Statute. Request for proposals will be received on a competitive basis via the City of Daytona Beach's procurement process. Request for proposals will be evaluated, scored and selected utilizing the City's selection criteria. (See Appendix A) Eligible sponsors that employ personnel from the WAGES and Workforce Development Initiatives program will be give preference. Additionally, sponsors that serve special needs populations are highly considered.
- h. **Additional Information:** Every effort will be made to leverage public dollars to the maximum extent possible in the program. This strategy encourages the use of private capital, HOME and other available programs.

B. Name of the Strategy: Long-Term Recovery Plan Implementation Assistance

- a. **Summary of the Strategy:** The City of Daytona Beach is threatened by many different types of natural disasters, and these can jeopardize the health, safety and welfare of the entire community. During times of disaster, the city must prepare to respond to the needs of disaster victims working together with emergency response and disaster recovery personnel from neighboring jurisdictions, Volusia County, The State of Florida and The Federal Government. HHR funds will be used to leverage available federal, state and other available funds to provide assistance in the implementation of a recovery plan in accordance with The City of Daytona Beach's Comprehensive Emergency Management Plan (CEMP).
- b. **Fiscal Years Covered: 2005-2006, 2006-2007 and 2007-2008**

- c. **Income Categories to be served:** Extremely low, very low, low-income and moderate-income persons as defined by HUD and as provided FHFC are eligible.
- d. **Maximum award as noted on the Hurricane Housing Goals Chart:**
See Exhibit B
- e. **Terms, Recapture and Default:** All HHR funds provided to eligible households will be in the form of a grant and not subject to recapture.
- f. **Recipient Selection Criteria:** Applicants must be income eligible, and have verifiable damages directly related to the declared natural disaster and will be required to complete an application to determine income eligibility according to SHIP and HUD income guidelines. Applicants shall be required to verify income by completing a Disaster Self Certification of Income Form. Paycheck stubs and other forms of proof are required, if available. Other documentation required for SHIP income qualification may be waived if unavailable. Applications will be accepted and assistance provided on first come first ready basis and prioritized by emergency need, pending funding availability.
- g. **Sponsor Selection Criteria:** N/A
- h. **Additional Information:** This strategy will be implemented only in the event of a local, state, or federal natural disaster declaration using HHR funds that have not been encumbered. HHR funds at all times must be used for eligible applicants. HHR disaster funds may be used for the purchase or rehabilitation of mobile homes.

V. Administrative Budget:

- a. **Administrative summary:** The Manager of The Housing Division for Community Development shall carry out the overall administration of the Hurricane Housing Recovery Program (HHR). Administration shall include but not limited to the preparation of the HHAP, annual report, review of the Florida tracking system, public notification of funds and other functions necessary for the implementation of the HHR Program. Subordinate personnel shall determine eligibility, maintain tracking system and perform inspections. Time sheets shall be maintained. The maximum expenditure for administrative expenses will be \$149,204.00, and will be distributed in increments of \$46,247.27 over a three year period or until funds have been expended. An amount of 5% of program income will be used for administrative cost.
- b. **Up to 15% of the allocation may be used for administrative expenses relating to direct program administration. Provide information below:**

Fiscal Year	FY 2005/2006	FY 2006/2007	FY 2007/2008
Salaries and Benefits	\$46,247.27	\$46,247.27	\$46,247.27
Office Supplies and Equipment	\$ 1,250.00	\$ 1,250.00	\$ 1,250.00
Travel Workshops, etc	\$ 1,237.40	\$ 1,237.40	\$ 1,237.40
Advertising	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
Total	\$49,734.67	\$49,734.67	\$49,734.67

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

The Hurricane Housing Goals Chart (HHGC) does not meet the home ownership requirement (**at least 65% of the Total Available Funds**) because 15% of total allocation will be used for administrative expenses.

Also, 30% of program funds are allocated for very low-income and only 28% of program funds have been allocated to low-income because total home ownership allocation is 60 % not 65 %.

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:**
Letters, resolutions detailing the community planning agreement, or interlocal agreement
- F Adopting Resolution** – original signed, dated, witnessed or attested adopting resolution

VII. APPENDICES:

Appendix A-Selection Criteria for Non-Profit & For-Profit Sponsors

FLORIDA HOUSING FINANCE CORPORATION										Sources of Funds:						\$746,024.00		EXHIBIT B																									
HURRICANE HOUSING DELIVERY GOALS CHART										Community Planning Partnership						\$99,470.00																											
STRATEGIES FOR THE HURRICANE HOUSING ASSISTANCE PLAN FOR STATE FISCAL YEAR: 2005-2006												Subtotal				\$845,494.00																											
Name of Local Government:										The City of Daytona Beach		ELI Funds				\$149,204.00																											
												TOTAL AVAILABLE FUNDS:				\$994,698.00																											
										New Construction		Rehab/Repair		Without Construction		D		E		F																							
HOME OWNERSHIP STRATEGIES										HHRP & Partnership		HHRP & Partnership		HHRP & Partnership		Total ELI		Total HHRP &		Total		Total																					
										Units		Award		Units		Award		Dollars		Partnership Dollars		Percentage		Units																			
A. Owner Occ. Rehabilitation																																											
1. L-312 Loan Program												\$50,000		\$50,000		\$50,000																											
2. Senior Reconstruction												7		\$50,000		\$50,000				\$79,000.00		\$0.00		\$0.00		\$79,000.00		8%		7													
2. Senior Rehabilitation												7		\$50,000		\$50,000		\$0.00		\$75,000.00		\$0.00		\$0.00		\$75,000.00		8%		7													
3. Moderate Rehabilitation Program												1		\$50,000		\$50,000		\$0.00		\$29,000.00		\$0.00		\$0.00		\$29,000.00		3%		1													
4. Minor Repair Program																																											
5. Obstruction Mitigation																																											
B. Affordable Home Ownership Assistance Program																																											
1. New Construction Housing												1		\$40,000		4		\$30,000		1		\$20,000		\$126,000.00						\$126,000.00		13%		6									
2. Existing Housing												1		\$40,000		4		\$30,000		1		\$20,000				\$135,110.00				\$135,110.00		14%		6									
3. Existing Housing Rehabilitation												1		\$7,000		1		\$7,000		1		\$7,000				\$21,000.00				\$21,000.00		2%		3									
4. Builder Developer																																											
5. Manufactured Home Replacement Program										2		50,000.00																															
C. Disaster Mitigation										50		\$2,500		45		\$2,500		25		\$2,500		3		\$2,500										\$31,704.00		\$80,000.00		11%		73			
D. Hazard Mitigation										7		\$2,500		10		\$2,500		13		\$2,500		3		\$2,500										\$51,620.00		\$17,500.00		\$51,620.00		7%		26	
E. Long-Term Recovery Plan Implementation Assistance																																											
Subtotal 1 (Home Ownership)										59				73				47		9				\$126,000.00		\$255,620.00		\$135,110.00		\$149,204.00		\$596,730.00		75%		131							
RENTAL STRATEGIES										ELI Units		Max. Award		VLI Units		Max. Award		LI Units		Max. Award		MI Units		Max. Award		New Construction Dollars		Rehab/Repair Dollars		Without Construction Dollars		Total ELI Dollars		Total HHRP & Partnership Dollars		Total Percentage		Total Units					
1. CHDO																1										\$49,735.00						\$49,735.00		5%		1							
2. Special Needs																1										\$49,735.00						\$49,735.00		5%		1							
Subtotal 2 (Non-Home Ownership)										0		0		0		0		2		0		0		0		\$99,470.00		\$0.00		\$0.00		\$0.00		\$99,470.00		10%		2					
Administration Fees																																				\$149,204.00		15%					
Admin. From Program Income																																											
Home Ownership Counseling																																				\$0.00		0%					
GRAND TOTAL										59		0		73		\$0.00		49		9								\$225,470.00		\$255,620.00		\$135,110.00		\$149,204.00		\$994,608.00		100.00%		133			
Maximum Allowable Purchase Price:																								New		\$189,682.00		Existing		\$189,682.00													
Allocation Breakdown												Amount		%												Projected Program Income:				Max Amount Program Income For Admin:													
Very-Low Income												\$300,000.00		30%												Projected Recaptured Funds:																	
Low Income												\$276,375.00		28%												Distribution:		\$994,698.00															
Moderate Income												\$20,355.00		2%												Total Available Funds:		\$994,698.00															
TOTAL												\$596,730.00		60%																													