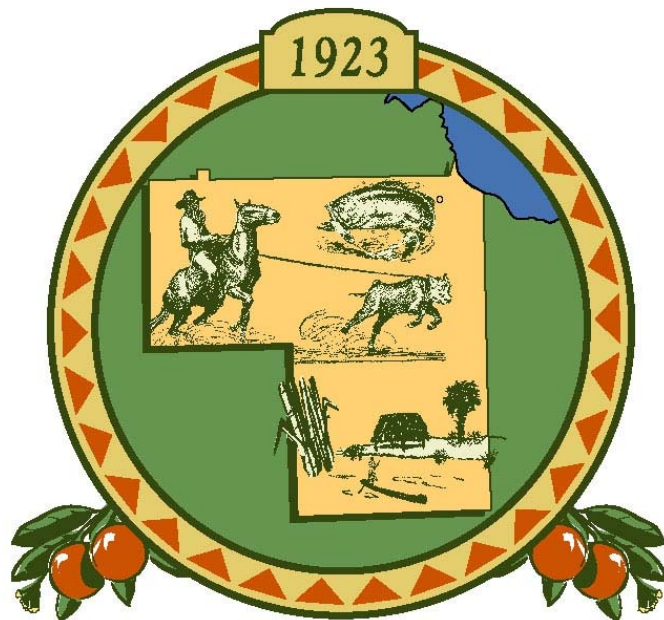


NAME OF LOCAL GOVERNMENT

HENDRY COUNTY

HURRICANE HOUSING RECOVERY (HHR)

HOUSING ASSISTANCE PLAN



Hendry County
"Sweet, Friendly...Country"

I. PROGRAM DESCRIPTION

A. Name of County: HENDRY

Base Allocation Request: \$487,199

Extremely Low Income Request: \$97,440

Community Planning Request: \$64,960

Name of participating local government(s) or other agencies in the Community Planning Strategy.
City of Clewiston, City of LaBelle

II. HHRP HOUSING STRATEGIES

NOTE: Strategies which are already being used under the SHIP program as well as new strategies should be listed in this section.

Provide Description:

A. Name of the Strategy:

DOWN PAYMENT/CLOSING COST ASSISTANCE

a. Summary of the Strategy: Funds are provided on a priority basis for applicants whom received hurricane damage after which all others will be considered on a first come, first qualified basis for down payment and closing costs assistance for new or existing homes. The loans are based on a deferred payment assistance program. A maximum amount of up to \$30,000 per unit may be expended for this strategy.

The Hendry County HHRP Down Payment/Closing Cost strategy may assist a verified and certified homebuyer by paying a portion of their down payment; closing costs either a unit of new construction or an existing, site-built unit.

Funds will be provided to eligible and qualified applicants for replacement of owner occupied existing units of a site-built, pre-1994 Manufactured Home, pre-1994 mobile home which is determined to be deteriorated beyond repair. First time home buyer can not purchase a manufactured/ mobile/modular home. Only existing mobile home owners are allowed to apply. Manufactured/mobile home owners must own the property that the unit is on. Repairs for substandard units will correct those deficiencies that are deemed to be health, safety hazards, and building code violations. A maximum amount of up to \$30,000 per unit may be expended for this strategy and additional funding will not be available for five (5) years following the assistance.

When inspecting a unit for repairs, the housing administrator must consider if the unit should be repaired or if a replacement unit is the optimal solution. The unit must be damaged over 50% of value for the homeowner to be eligible for replacement. This decision will be based on the following considerations:

- a. Availability of HHRP funds.
- b. Verification and certification of the applicant.
- c. The value of the unit.

- d. The pre-inspection of the unit — consider the inspector’s assessment of whether repairs or replacement housing is the best option.
- e. Consideration of the owner’s income — does the owner have enough income to qualify with a mortgage lender to pay for the difference in the cost of the replacement unit and the amount which the HHRP funds assistance.
- f. If the owner is on a limited income, is there enough money available from the various sources (bank loan, HHRP, SHIP) to purchase or construct a replacement unit?

The Down Payment/Closing Cost Assistance strategy may leverage HHRP funds along with funds from State, Federal programs or private lending institutions. If SHIP funds are available and all SHIP guidelines are met, a portion of SHIP funds may be leveraged with HHRP funds and/or other funds to purchase a site built unit.

SHIP funds can not be used on Manufactured Homes or Mobile Homes.

b. Fiscal years covered by strategy:

FY: 2005/2006
 2006/2007
 2007/2008

c. Income category to be served: This strategy will be provided to households with incomes less than 120 % of the Area Median Income Adjusted by Family Size:

Extremely Low Income
 Very Low Income
 Low Income
 Moderate Income

d. Maximum award as noted on the Hurricane Housing Goals Chart:

Extremely Low Income:	category award amount up to \$30,000
Very Low Income:	category award amount up to \$30,000
Low income:	category award amount up to \$30,000
Moderate income:	category award amount up to \$30,000

e. Terms, Recapture and Default: A subordinate second mortgage for the HHRP funds will be placed on the property as security. Should the property be sold, all financial assistance provided by the HHR Program will be repaid in full, plus 7.5% (seven and one half percent) interest at the closing. This second mortgage is forgiven in 5 years if the owner maintains the home as a principal residence. ***This mortgage can only be subordinated to another mortgage of equal value for a lower interest rate, but, it cannot be subordinated to a mortgage for an increased amount or for the purpose of consolidating debts or cash back.*** The county will forgive the lien if the unit is a total lost under a disaster. No further assistance will be made available for this particular unit or property owner, including all dwelling occupants, for five (5) years following the assistance received.

f. Recipient Selection Criteria: This Program will be available to all potential eligible HHRP applicants based upon income eligibility and ability to qualify for a first mortgage loan. Funds will be reserved on a priority bases for applicants whom received hurricane damage after which all others will be considered on a first come, first qualified basis. Eligible individuals and families will meet certain criteria as set forth by the State Criteria for “Anticipated Gross Household Income Limits Adjusted to Family Size” for Hendry County. Eligibility will be based on that percentage which represents the area’s median annual gross income. These limits are provided by the Florida Housing Finance Corporation each year to eligible counties in the SHIP program. All applicants must list all prior

assistance received prior to receiving HHPR funds (FEMA, Insurance, other). Availability of funds will be advertised in local circulation newspapers.

The unit to be purchased must be located in Hendry County, Florida and must remain in Hendry County.

The sales price or value of a unit of new construction may not exceed the maximum amount allowed in the HHRP program which is 90 % of the median area purchase price of \$106,365; existing unit \$98,523 or current market median value.

Homeowner's insurance is required to show Hendry County Board of County Commissioners as a first or second mortgage lien holder in the loss payable clause and a copy of the document sent to the HHRP Administration office;

g. Sponsor Selection Criteria: None

h. Additional Information: None

B. Name of the Strategy:

REHABILITATION

a. Summary of Strategy: Funds will be provided to eligible and qualified residents for rehabilitation of owner occupied existing units. Repairs for substandard units will correct those deficiencies that are deemed to be health, safety hazards, and building code violations. A maximum amount of up to \$30,000 per unit may be expended for this strategy and additional funding will not be available for five (5) years following the assistance.

The Rehabilitation Assistance strategy will use HHRP funds, along with funds from State, Federal programs or private lending institutions. If SHIP funds are available and all SHIP guidelines are met, a portion of SHIP funds may be leveraged with HHRP funds and/or other sponsor funds for rehabilitation of a site built unit.

Repair for post-1994 Manufactured/Mobile Homes: Limited repair on a case by case basis. If the unit is damaged over 50% of value the applicants may be eligible for a replacement of the unit.

b. Fiscal years covered by strategy:

FY: 2005/2006
2006/2007
2007/2008

c. Income category to be served: This strategy will be provided to households with incomes of less than 120 % of the Area Median Income Adjusted by Family Size:

Extremely Low Income
Very Low Income
Low Income
Moderate Income

d. Maximum award as noted on the Hurricane Housing Goals Chart:

Extremely Low Income	category award amount up to \$30,000
Very Low Income	category award amount up to \$30,000

Low Income
Moderate Income

category award amount up to \$30,000
category award amount up to \$30,000

e. Terms, Recapture and Default: Deferred Payment Loans will be made to qualified, eligible owner occupied existing units. A maximum amount of up to \$30,000 per unit will be expended for this strategy. A security agreement will be placed on the property prior to commencement of construction. This agreement will expire in five (5) years as long as the owner maintains the home as a principal residence. Should the property be sold, all financial assistance received from the HHRP funds will be repaid in full, plus 7.5% (seven and one half percent) interest at closing. The county will forgive the lien if the unit is a total loss under a disaster. A separate rehabilitation contract will also be signed by the Applicant, the County and the Contractor defining the project before it is started. After the project has been completed an inspector from the Building, Licensing & Code Enforcement department will inspect the unit for completion. ***The County will have no obligation to the said project after the completion certificates have been turned into the HHRP Administrator from the Building, Licensing & Code Enforcement Inspector.*** No further assistance will be made available for this particular unit or property owner, including all dwelling occupants, for five (5) years following the assistance received.

f. Recipient Selection Criteria: This Program will be available to all potential eligible HHRP applicants based upon income eligibility and value of the dwelling unit. Funds will be reserved on a priority basis for applicants whom received hurricane damage after which all others will be considered on a first come, first qualified basis. Eligible individuals and families will meet certain criteria as set forth by the State Criteria for “Anticipated Gross Household Income Limits Adjusted to Family Size” for Hendry County. Eligibility will be based on that percentage which represents the area’s median annual gross income. These limits are provided by the Florida Housing Finance Corporation each year to eligible counties in the SHIP program. All applicants must list all prior assistance received prior to receiving HHRP funds (FEMA, Insurance, other). Availability of funds will be advertised in local circulation newspapers.

The unit to be repaired will be located in Hendry County, Florida and must remain in Hendry County.

The assessed value of the existing unit may not exceed the maximum sales price or value allowed in the HHRP which is 90% of the median area purchase price of \$98,523 or current market median value.

g. Sponsor Selection Criteria: None

h. Additional Information: None

FY: 2005/2006
2006/2007
2007/2008

III. Extremely Low Income Strategy:

a. Summary of the Strategy: Extremely Low Income funds may be leveraged for Purchase Assistance/Replacement or Rehabilitation as stated in the above strategies.

b. Fiscal Years Covered:

FY: 2005/2006

2006/2007
2007/2008

b. Maximum award as noted on the Hurricane Housing Goals Chart:

Extremely Low Income category up to \$30,000

the **d. Terms, Recapture and Default:** Extremely Low Income terms, recapture and default will be same as the strategies of the Down Payment and Closing Cost Replacement or Rehabilitation.

e. Recipient Selection Criteria: This Program will be available to all potential eligible HHRP applicants based upon income eligibility and ability to qualify for a first mortgage loan. Funds will be reserved on a priority bases for applicants whom received hurricane damage, elderly or disabled after which all others will be considered on a first come, first qualified basis. Eligible individuals and families will meet certain criteria as set forth by the State Criteria for "Anticipated Gross Household Income Limits Adjusted to Family Size" for Hendry County. Eligibility will be based on that percentage which represents the area's median annual gross income. These limits are provided by the Florida Housing Finance Corporation each year to eligible counties in the SHIP program. All applicants must list all prior assistance received prior to receiving HHRP funds (FEMA, Insurance, other). Availability of funds will be advertised in local circulation newspapers.

The unit to be purchased must be located in Hendry County, Florida and must remain in Hendry County.

The sales price or value of a new construction unit may not exceed the maximum amount allowed in the HHRP program which is 90 % of the median area purchase price of \$106,365 or an existing unit of \$98,523 or current market median value.

Homeowner's insurance is required to show Hendry County Board of County Commissioners as a first or second mortgage lien holder in the loss payable clause and a copy of the document sent to the HHRP Administration office;

f. Sponsor Selection Criteria, if applicable: None

g. Additional Information: None

IV. Community Planning Strategy:

a. Summary of the Strategy:

The Community Planning Strategy funds will be used for the strategies of Down Payment/Closing Cost Assistance/Replacement or Rehabilitation as stated in the above strategies.

b. Fiscal Years Covered:

FY: 2005/2006
2006/2007
2007/2008

c. Maximum award as noted on the Hurricane Housing Goals Chart:

Extremely Low Income category award amount up to \$30,000
Very-low Income category award amount up to \$30,000

Low income category award amount up to \$30,000
 Moderate income category award amount up to \$30,000

d. Terms, Recapture and Default:

The Community Planning Strategy terms, recapture and default will be the same as the strategies of the Down Payment/Closing Cost/Replacement or Rehabilitation.

e. Recipient Selection Criteria:

The recipient selection criteria will be the same for the Down Payment/Closing Cost /Replacement or Rehabilitation as stated in the strategies above.

f. Sponsor Selection Criteria, if applicable: None

h. Additional Information: None

V. Administrative Budget:

a. Provide a brief administrative summary of expenses: Hendry County will use the administrative expenses per the information provide in line item V: b.

b. Up to 15% of the allocation may be used for administrative expenses relating to direct program administration. Provide information below:

Fiscal Year	15% Admin Funds
Salaries and Benefits	\$ 91,439.85
Office Supplies and Equipment	\$ 3,000.
Travel Workshops, etc	\$ 1,000.
Advertising	\$ 1,000.
Other (define)	\$ 1,000
	<u>\$ 97,439.85</u>

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

None

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:

Lupe Taylor, SHIP Coordinator has spoken with:

Wendell Johnson – City of Clewiston

Randy Bengston – City of LaBelle

Regarding the HHRP funding. Letters were provided by both cities.

F. Adopting Resolution – original signed, dated, witnessed or attested adopting resolution.

FLORIDA HOUSING FINANCE CORPORATION										Sources of Funds:		HHRP			\$ 487,199.00		
HURRICANE HOUSING DELIVERY GOALS CHART										Community Planning Partnership					\$ 64,960.00		
STRATEGIES FOR THE HURRICANE HOUSING ASSISTANCE PLAN FOR STATE FISCAL YEAR: 2005-2006													Subtotal		\$ 552,159.00		
Name of Local Government: Hendry County										ELI Funds					\$ 97,440.00		
										TOTAL AVAILABLE FUNDS:					\$ 649,599.00		
										New Construction	Rehab/Repair	Without Construction		D	E	F	
HOME OWNERSHIP STRATEGIES										HHRP & Partnership Dollars	HHRP & Partnership Dollars	HHRP & Partnership Dollars	Total ELI Dollars	Total HHRP & Partnership Dollars	Total Percentage	Total Units	
ELI Units	Max. Award	VLI Units	Max. Award	LI Units	Max. Award	MI Units	Max. Award										
Down Payment/Closing Cost	\$30,000	1	\$30,000	1	\$30,000	1	\$30,000			\$90,000.00	\$0.00	\$0.00	\$0.00	\$ 90,000.00	16%	3	
Rehabilitation	4	\$30,000	5	\$30,000	5	\$30,000	2	\$30,000		\$0.00	\$477,160.00	\$0.00	\$0.00	\$ 477,160.00	86%	17	
										\$0.00	\$0.00	\$0.00	\$0.00	\$ -	0%	0	
										\$0.00	\$0.00	\$0.00	\$0.00	\$ -	0%	0	
										\$0.00	\$0.00	\$0.00	\$0.00	\$ -	0%	0	
										\$0.00	\$0.00	\$0.00	\$0.00	\$ -	0%	0	
										\$0.00	\$0.00	\$0.00	\$0.00	\$ -	0%	0	
Subtotal 1 (Home Ownership)	4		6		6		3			\$90,000.00	\$477,160.00	\$0.00	\$0.00	\$ 567,160.00	103%	20	
RENTAL STRATEGIES										New Construction Dollars	Rehab/Repair Dollars	Without Construction Dollars	Total ELI Dollars	Total HHRP & Partnership Dollars	Total Percentage	Total Units	
ELI Units	Max. Award	VLI Units	Max. Award	LI Units	Max. Award	MI Units	Max. Award										
None															0%	0	
															0%	0	
															0%	0	
															0%	0	
Subtotal 2 (Non-Home Ownership)	0	0	0	0	0	0	0	0		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	0	
Administration Fees														\$97,439.00	15%		
Admin. From Program Income																	
Home Ownership Counseling														\$0.00	0%		
GRAND TOTAL	4	\$117,160.00	6	\$180,000.00	6	\$180,000.00	3	\$90,000.00		\$90,000.00	\$477,160.00	\$0.00	\$177,160.00	\$ 664,599.00	120.36%	20	
Add Subtotals 1 & 2, plus all Admin. & HO Counseling																	
Maximum Allowable										New	\$ 106,365.00	Existing	\$ 98,523.00				
Purchase Price:																	
Allocation Breakdown										Amount		%					
Very-Low Income										\$180,000.00		33%		Projected Program Income: \$ - Max Amount Program Income For Admin: \$0.00			
Low Income										\$180,000.00		33%		Projected Recaptured Funds: \$ -			
Moderate Income										\$90,000.00		14%		Distribution: \$ 649,599.00			
TOTAL										\$450,000.00		80%		Total Available Funds: \$649,599.00			