

**NAME OF LOCAL GOVERNMENT**

**CITY OF TITUSVILLE**

**HURRICANE HOUSING RECOVERY (HHR)**

**HOUSING ASSISTANCE PLAN**

**(Amended)**

**DRAFT**



State Housing Initiative Partnership (SHIP), the HOME Partnership Program (HOME) and the Community Development Block Grant (CDBG) Program. Other Federal programs which may be utilized are the FHA 203(k), Purchase and Rehab Insured Mortgage, and 203(h), Hurricane Insured Mortgage-100% Financing.

- *First-Time Homebuyer Program*

The City of Titusville shall request a waiver for first-time homebuyers requirement from the State of Florida Department of Community Affairs to assist previous first-time homebuyers access to the first-time homebuyers program. This would allow a first-time homebuyer impacted by the hurricanes to access this program although they were previous participates.

- *Homeowner Counseling*

The City of Titusville shall establish a more customer friendly environment for homeowners in need of assistance, who may be unaware of the variety of assistance available. The City will partner with a non-profit Community Housing Development Organization (CHODO) to provide assistance to homeowners by counseling them on the types of Hurricane Housing Recovery assistance available.

- *Financing Incentives*

The City will utilize its SHIP, CDBG and HOME allocations to leverage the Hurricane Housing Recovery funds to provide construction loan assistance and acquisition assistance to provide capital to perspective buyers for infill development.

- *Density Bonuses*

The City of Titusville will review its current development incentives and modify the existing zoning regulations to encourage developers to build affordable replacement housing (single-family up to four units) lost in the hurricanes.

- *Flexible Development Regulations*

The City of Titusville will consider providing flexible development regulations by modifying its existing zoning to allow building on pre-existing non-conforming lots where set backs and other requirements pose a problem for property owners to rebuild.

Summary of the Strategy: This strategy provides for the rehabilitation of homes that have sustained damage from the four hurricanes that hit Florida in 2004. It may include demolition and reconstruction if a home is beyond financial feasibility to repair. The strategies recommended include direct assistance and use of non-profit housing providers (CHODO).

- a. Fiscal Years Covered: 2005-2006; 2006-2007; 2007 - 2008
- b. Income Categories to be served: This strategy will serve households with income up to 120 percent of area median income (AMI) 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.
- c. Maximum award as noted on the Hurricane Housing Goals Chart: The maximum HHRP award per unit under this strategy is \$45,000.
- d. Terms, Recapture and Default: All Assistance will be given in the form of a Deferred Payment Loan (DPL). The DPL is at a zero (0) percent interest rate with a 10-year term, forgivable at a rate of 10 percent per year from the date of the signed contract. No payments are due until the property is sold. All properties are subject to recapture of funds, through a recorded lien placed on the property. Funds expended on the property are payable in full to the City, deposited into the Local Housing Assistance Trust Account and will be used for SHIP housing programs.
- e. Recipient Selection Criteria:
  - All clients will be selected on a first-come, first-ready basis.
  - Clients must be the primary residents and owners of properties to be assisted.
  - Clients must meet income requirements.
  - Clients must be able to demonstrate the ability to pay property taxes, insurance, utilities, and mortgage payments if applicable.

- Properties assisted must be located within the city limits.
  - The appraised value of the home may not exceed the maximum sales price allowed by the SHIP program.
  - Homes must fail to meet Housing Quality Standards (HQS) and/or City Code requirements to be qualified.
  - Property taxes must be current.
- g. Sponsor Selection Criteria, if applicable: Not applicable. This strategy will be administered through the City of Titusville Housing and Community Development Department.
- h. Additional Information: In order to maximize assistance, HHRP funds will be leveraged with other state and federal or local funds.

**B. Name of the Strategy: Rental Housing Development**

This strategy will provide affordable rental housing development assistance to low-income households whose homes were damaged by the hurricane and who do not have permanent housing. The City of Titusville will assist affordable rental housing developers, through a variety of programs such as, HOME, CDBG, and SHIP to provide needed rental housing for City residents. The City will establish a loan fund for rehabilitation of units damaged by the hurricane. The loan program will be set up so that owners would be required to maintain rents at pre-disaster rates.

- a. Summary of the Strategy: The Rental Development Strategy will provide funds for new construction and/or acquisition of rental units. Funds will also be provided to rehabilitate units that sustained damage from the four hurricanes that hit Florida in 2004.
- b. Fiscal Years Covered: 2005-2006; 2006-2007; 2007-2008
- c. Income Categories to be served: This strategy will serve households with income up to 120 percent of are median income (AMI) 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.

- d. Maximum award as noted on the Hurricane Housing Goals Chart: The maximum HHRP Award per unit under this strategy is \$10,000 per unit.
- e. Terms, Recapture and Default: Assistance to eligible sponsors under this strategy will be in the form of a deferred payment 0% interest loan and secured by a lien on the property and forgiven after 5 years. One hundred percent (100%) of the funds will be recaptured if, at any time during the lien period, the property is sold or transferred by the Owner, unless the property is sold or transferred to an eligible non-profit organization approved by the City to continue serving the housing needs of low-income persons.
- f. Recipient Selection Criteria:
  - Recipients of this strategy must comply with the affordability and resale provisions per Chapter 67-37.007(10) and (12), F.A.C. and the rental monitoring provisions per Chapter 67-37.015(3), F.A.C.
- g. Sponsor Selection Criteria, if applicable:
  - Priority will be given to projects sponsored by the City, Community Housing Development Organizations (CHODO) and non-profit organizations.
  - All sponsors will be selected on a first come, first ready basis.
  - Eligible sponsors who set-aside the highest percentage of units for very low-income households will receive preferential consideration for funding over those who set-aside a lower percentage of units.
- h. Additional Information: HHRP funds will be leveraged with other state, federal and local funds

**C. Name of the Strategy: Home Purchase Assistance (1<sup>st</sup> Time Homebuyers)**

- a. Summary of the Strategy: This strategy will provide funds for down payment and closing cost assistance for homebuyers purchasing a home within the city limits of Titusville.
- b. Fiscal Years Covered: 2005-06; 2006-2007; 2007-2008
- c. Income Categories to be served: This strategy will serve households with income up to 120 percent of area median income (AMI) 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.

- d. Maximum award as noted on the Hurricane Housing Goals Chart: The maximum HHRP award per unit shall be \$10,000.
- e. Terms, Recapture and Default: All Assistance will be given in the form of a Deferred Payment Loan (DPL). The DPL is at a zero (0) percent interest rate with a 10-year term, forgivable at a rate of 10 percent per year from the date of the signed contract. No payments are due until the property is sold or the property ceases to be the principal residence of the owner or the title is transferred. All properties are subject to recapture of funds, through a recorded lien placed on the property. Funds expended on the property are payable in full to the City, deposited into the Local housing Assistance Trust Account and will be used for SHIP housing programs.
- e. Recipient Selection Criteria:
  - Eligible applicants will be approved for assistance on a first come first qualified basis.
  - Clients must meet income requirements.
  - Properties assisted must be located within the city limits.
- f. Sponsor Selection Criteria, if applicable: One (1) eligible sponsor will be selected to implement the Purchase Assistance Program using the following criteria:
  - Eligible sponsors must be not-for profit organizations whose primary purpose is the provision of affordable housing.
  - Eligible sponsors must have the demonstrated capacity and experience to administer the program, **which includes, although not limited to, bank experience**
  
  - Eligible sponsors who are also Community Housing Development Organizations (CHODO's) will be given priority over those that are not

CHODO.

- g. Additional Information: Funds will be leveraged with institutional first mortgage lender financing, state and federal programs.

**III. Extremely Low Income Strategy: \*See Note (A) below**

- a. Summary of the Strategy: HOME Consortium
- b. Fiscal Years Covered: 2005-2006; 2006-2007; 2007-2008
- 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: \*See Note (A) below**

- 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:

**Note A: The City of Titusville has signed a Memorandum of Understanding (MOW) between three other entitlement communities and Brevard County to provide assistance to extremely low income (ELI) persons (and Community Planning (CP) strategies, pursuant to Emergency Rule 67ER05.**

**V. Administrative Budget:**

- a. **Provide a brief administrative summary of expenses: EXHIBIT A.**



- 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
Program Administration	\$ 64,757.69
Office Supplies and Equipment	\$2,207.65
Travel Workshops, etc	\$ 4,415.30
Advertising	\$2,207.64
Other (define)	
	<u>\$ 73,588.28</u>

Fiscal Year	2006-2007
Program Administration	\$ 64,757.69
Office Supplies and Equipment	\$2,207.65
Travel Workshops, etc	\$ 4,415.30
Advertising	\$2,207.64
Other (define)	
	<u>\$ 73,588.28</u>

Fiscal Year	20072008
Program Administration	\$ 64,757.69
Office Supplies and Equipment	\$2,207.65
Travel Workshops, etc	\$ 4,415.30
Advertising	\$2,207.64
Other (define)	
	<u>\$ 73,588.28</u>

**Based on a distribution of \$1,471,765.67 @15%= \$220,764.85**

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

**There are no outstanding issues regarding compliance or non-compliance with the SHIP Program.**

**VII. EXHIBITS:**

- A. Timeline for Encumbrance and Expenditure. EXHIBIT  B .**
- B. Hurricane Housing Goals Chart (HHGC) For Each Fiscal Year Covered EXHIBIT  C .**
- C. Certification Page EXHIBIT  D .**
- D. Program Information Sheet EXHIBIT  E .**
- E. Community Planning Documentation: EXHIBIT  F .**

Letters, resolutions detailing the community planning agreement, or inter-local agreement.

Please see attached Memorandum of Understanding (MOU) between Brevard County, City of Cocoa, City of Melbourne, City of Palm Bay and the City of Titusville.

- F. Adopting Resolution – original signed, dated, witnessed or attested adopting resolution. EXHIBIT  G .**