

# Hurricane Housing Recovery Program (HHRP)



Hurricane Housing Assistance Plan  
for Fiscal Years 2005/2006,  
2006/2007 & 2007/2008

*The  
City  
of  
West Palm Beach*



*Economic and  
Community  
Development  
Department*

*"The Capital City of the Palm Beaches"*

**HURRICANE HOUSING RECOVERY PROGRAM (HHRP)  
HURRICANE HOUSING ASSISTANCE PLAN (HHAP)  
FISCAL YEARS 2005-2006, 2006/2007, and 2007/2008**

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**SECTION I: PROGRAM DESCRIPTION**

**Name of County: Palm Beach County**

Base Allocation Request:     \$1,300,000    

Extremely Low Income Request:     \$ 500,000    

Community Planning Request:     \$ 250,000    

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

*City of West Palm Beach*



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**SECTION II: HHRP STRATEGIES**

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

**1. First-Time Homebuyers Program: 2005-2008**

**Strategy Description:** The City current owns an inventory of scattered site vacant lands that will yield approximately 70 housing units of single family homes, duplex units and townhomes. These parcels have been deeded to the City through various processes. Some of the lots were acquired for unpaid demolition liens, some of the lots were acquired through the tax escheatment process with unpaid property taxes and some were purchased from willing sellers. Most of these properties are in areas of the City where substantial redevelopment is already occurring.

The City's subsidy shall be based on the borrower's income level and may be used to provide the borrower with a gap mortgage, lot acquisition subsidy and/or closing cost assistance. The total City assistance, regardless of the above-mentioned subsidy for lot acquisition, is \$40,000 per loan for household at or below 120% of the City's average income adjusted to household size.

**Income Groups to be Served:** Very Low, Low and Moderate

**Terms of Subsidy and Recapture Provision:** For homes purchased after September 1, 2005, the unit will be subject to the City's policy to secure the subsidy with a zero percent deferred payment loan for thirty years. If the buyer fails to occupy the unit as their principal residence, or sells or transfers ownership prior to the term of the mortgage and note, the outstanding balance of the note shall become due and payable in full to the City under the terms of the mortgage. In repayment situations, the buyer is entitled to have the original principal balance reduced on a pro rata annual basis (defined as 365 + 1 calendar days from date of signed agreement) for the time the buyer has owned and occupied the home measured against the original mortgage term. Additionally, a deed restriction or other legally sufficient document, will be filed with the Palm Beach County Clerk of Court in the public records that will ensure the sale of that unit to a low or moderate income eligible buyer, the deed restriction will be in effect for a minimum of thirty years.

In the event of the death of borrower prior to the end of the term of the mortgage the outstanding balance of the loan becomes immediately due and payable. If the property is sold or transferred to an income eligible household that meets the requirements of the program as will be required with the deed restriction, repayment may not be required if the transferee accepts the terms and conditions of the program, including, but not limited to the principal residence requirement. Then in that event, the transferee shall be entitled to and obligated for the remainder of the subsidy benefit as the borrower would have been entitled had he or she lived. Transferee's eligibility and entitlement shall be determined by the City in its sole discretion and must be requested by transferee within sixty (60) days of the date



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of death of Borrower. The deed restriction will also be transferred to the new owner.

If HHRP funds are used solely to finance a homebuyer's loan, all repaid loan proceeds will be deposited in a segregated Housing Trust Fund. When HHRP funds are used in combination with SHIP, CDBG or HOME funds, any repaid loan proceeds will be deposited into the appropriate account.

For housing purchased prior to September 1, 2005, and existing contractual relationships with Community Housing Development Organizations (CHDO's) the City's prior policy will be in effect. The prior policy specifies that subsidy assistance will be secured by a deferred payment, zero percent (0%) interest second mortgage on the property, which will mature in five (5) years for acquisition and acquisition/rehab purchases with subsidy of \$14,999 or less, and ten (10) years for subsidies of \$15,000 or more. If the buyer fails to occupy the unit as their principal residence, or sells or transfers ownership prior to the term of the mortgage and note, the outstanding balance of the note shall become due and payable in full to the City under the terms of the mortgage. In the event of the death of borrower prior to the end of the term of the mortgage the outstanding balance of the loan becomes immediately due and payable. In repayment situations, the buyer is entitled to have the original principal balance reduced on a pro rata annual basis for the time the buyer has owned and occupied the home measured against the original mortgage term.

If HHRP funds are used solely to finance a homebuyer's loan, all repaid loan proceeds will be deposited in a segregated Housing Trust Fund. When HHRP funds are used in combination with SHIP, CDBG or HOME funds, any repaid loan proceeds will be deposited into the appropriate account.

The City is exploring other options for long term affordability and may be revising the policy in the future. If this occurs, the City will amend the HHRP program guidelines.

The First Time Homebuyer's Program is fueled by the Mayor's Renaissance Fund (MRF). The MRF is a funding pool that provides zero interest, deferred payment loans to assist in down payment, closing costs and gap financing for income eligible owners in the First Time Homebuyer's program. The City has developed relationships with many local lending institutions to provide mortgages to qualified persons and to provide subsidy assistance as needed. Lending institutions will make first mortgages in as much of an amount as applicants' can afford. In order to offer buyers a competitive market interest rate, the lender's maximum loan to value (LTV) for acquisition of existing units shall be up to 89.9% of the purchase price or appraised value, whichever is less. For new construction or acquisition with rehabilitation, the maximum LTV shall not exceed 89.9% of the "to be" appraised value or cost, whichever is less. The remainder of funds required for the transaction may be provided through some combination of buyer's funds and/or City subsidy funds.

Although a down payment by the borrower is not required, if a borrower elects to make a



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downpayment, as an incentive, it can be used to directly reduce the MRF private mortgage amount without reducing the City's subsidy. As a result, the borrower's private mortgage and monthly payment will be lower. The maximum downpayment amount a borrower can have credited to the private mortgage in this manner is \$5,000.

**Maximum Award:** The maximum HHRP award per unit is \$40,000 and may be layered/combined with SHIP, CDBG or HOME funds.

**Selection Criteria:** The City will review the applications of those households requesting home purchase assistance and process the cases on a first come, first certified, first served basis. In addition, each applicant will be screened for:

- (a) Income - Household income will be verified to determine if the household meets SHIP income guidelines. Households not meeting these guidelines will not be processed further and will be notified of their ineligibility.
  
- (b) Credit Worthiness - The Mayor's Renaissance Fund/First-Time Homebuyers Program's lenders have developed relaxed credit standards specifically designed to assist persons who have prior credit problems to become eligible for financing. A credit report will be requested and reviewed by the housing staff. Review of the credit report is in compliance with federal fair lending laws. Only those households meeting the lenders required credit standards will be processed further. Households which do not meet the credit standards will be informed and referred to the Consumer Credit Counseling Services for counseling assistance. After resolving their credit issues, clients will be eligible to reapply for home purchase assistance.

The City anticipates bundling the vacant parcels to be used under this strategy into a RFP that will be issued in the fall of 2005 for the actual construction of affordable housing. Community Housing Development Organizations (CHDOs), Community Development Corporations (CDCs) and private sector affordable housing builders will be invited to apply. Emphasis will be on collaboration and leveraging of resources.

## **2. Construction and Development Strategy: 2005-2008**

**Strategy Description:** This strategy would be employed as an incentive for private sector builders or not for profit partner to develop affordable housing to ensure economic feasibility. With escalating land prices, it is extremely difficult for developers to produce affordable housing within the City of West Palm Beach. The funding would go towards construction costs. The funding may be used in conjunction with land donated to the developer and/or density bonuses granted by the City Commission.

**Income Groups to be Served:** Very Low, Low and Moderate

**Terms of Subsidy and Recapture Provision:** For rental developments that are subsidized through housing tax credits, a land use restriction agreement (LURA) will be



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utilized to maintain affordability over a 50 year period. For rental developments that are not subsidized through housing tax credits, the City will develop a legally sufficient agreement maintaining affordability for a similar period.

For owner occupied units developed through this program, the City will execute a deed restriction or develop a legally sufficient agreement maintaining affordability for a period similar to the First Time Homebuyer's Program.

**Maximum Award:** The maximum HHRP award per unit is \$50,000.

**Selection Criteria:** Development partners will be chosen based upon experience, successful history of producing similar projects, capacity to produce affordable housing units within the specified time frames, ability to obtain financing and other items as appropriate. The City will follow procurement guidelines ensuring an open and competitive process.



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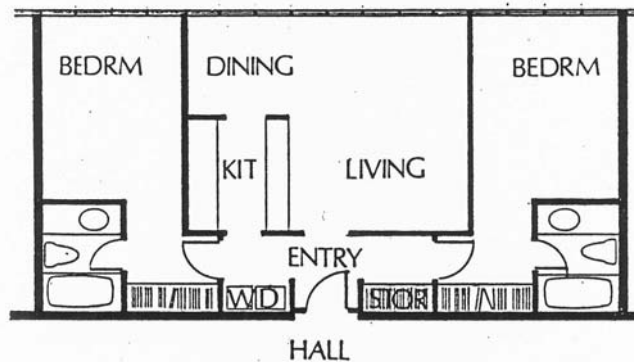
**SECTION III: EXTREMELY LOW INCOME STRATEGIES**

Extremely low income households, those at 30% or below of the median income, are eligible for any of the City's SHIP, HHRP, CDBG or HOME funded activities. In addition to these programs, the City has created two specialized strategies for ELI households.

**1. ELI Construction and Development Strategy: 2005-2008**

**Strategy Description:** With escalating land prices, it is extremely difficult for developers to produce affordable housing within the City of West Palm Beach. This strategy would be employed as an incentive for builders or a not for profit partner to develop affordable housing to ensure economic feasibility for a development that offers affordable units to those below 30% of the median income.

These units could be developed as the model floor plan, an "evolved" efficiency apartment, each unit would have two separate bedrooms with private bathrooms, but would share full size kitchen and living room facilities (see graphic below). This style of unit provides low cost monthly rental units, while offering the size and comfort of a two bedroom unit. This evolved efficiency type of floor plan is attractive for elderly residents who may be widowed and single, trying to stay within the neighborhood. This type of housing is also good for young, single persons, especially those in the service industry – close to work and yet extremely affordable. The funding would go towards construction financing.



However, the City also anticipates that this funding would be utilized to designate units in a development as ELI reserved units, providing rental units in a rental complex where the rents might not otherwise be affordable to those who are below 30% of the median income. This would encourage a mix of incomes within a development.

**Income Groups to be Served:** Extremely Low Income

**Terms of Subsidy and Recapture Provision:** For rental developments that are subsidized through housing tax credits, a land use restriction agreement (LURA) will be utilized to maintain affordability over a 50 year period. For rental developments that are not





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subsidized through housing tax credits, the City will develop a legally sufficient agreement maintaining affordability for a similar period.

**Maximum Award:** The maximum HHRP award per unit is \$50,000.

**Selection Criteria:** Development partners will be chosen based upon experience, successful history of producing similar projects, capacity to produce affordable housing units within the specified time frames, ability to obtain financing and other items as appropriate. The City will follow procurement guidelines ensuring an open and competitive process.



**SECTION IV: COMMUNITY PLANNING STRATEGY: 2005-2008**

**1. Community Collaboration in First Time Homebuyer's Program: 2005-2008**

**Strategy Description:** The City of West Palm Beach is seeking community planning funds to supplement the above strategies that would enable the City to further its efforts in rebuilding communities with our current partners.

These funds may also be utilized with emerging and newly formed Community Development Corporations (CDCs) and Community Housing Development Organizations (CHDOs) in Palm Beach County. This strategy will provide funding for the City and its community partners to assist in the delivery of First Time Homebuyer's Program. See Exhibit E for supporting documentation.

**Income Groups to be Served:** Very Low, Low and Moderate Income

**Terms of Subsidy and Recapture Provision:** Recapture terms for this strategy are the same as for other HHRP programs.

**Maximum Award:** The maximum award per unit is \$40,000.

**Selection Criteria:** These funds will be awarded to community partners based upon experience, successful history of producing similar projects, capacity to produce affordable housing units within the specified time frames, ability to obtain financing and other items as appropriate. The City will follow procurement guidelines ensuring an open and competitive process.



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**SECTION V: ADMINISTRATIVE EXPENSES**

This Assistance Plan includes administrative costs for FYs 2005/2006, 2006/2007, and 2007/2008. While the Statute provides for up to fifteen percent of the total grant to be used for administration, the City has committed to utilizing five percent (5%) per year will be used for the costs involved in administering the HHRP Program. The functions that staff will be responsible for performing will include both fiscal and programmatic duties and responsibilities. They will include ensuring that the City complies with grant program requirements through:

- Interpreting state statutes and administrative codes;
- Monitoring funded projects for fiscal compliance;
- Monitoring funded projects for program compliance;
- Ensuring that financial reporting is accurate;
- Completing annual reports;
- Attending technical assistance trainings;
- Managing fiscal services; and
- Performing other related duties as required.

Based on the fiscal projections, five percent (5%) of the annual allocations *estimated* for administrative costs are broken out approximately as follows for fiscal year 2005/2006:

Fiscal Year	2005/2006
Salaries and Benefits	\$ 32,000
Office Supplies and Equipment	\$ 2,000
Travel, Workshops, etc	\$ 565
Advertising	\$ 1,000
Other (define)	\$ 0
<b>Subtotal Admin</b>	<b><u>\$ 35,565</u></b>

Fiscal Year	2006/2007
Salaries and Benefits	\$ 32,000
Office Supplies and Equipment	\$ 2,000
Travel, Workshops, etc	\$ 565
Advertising	\$ 1,000
Other (define)	\$ 0
<b>Subtotal Admin</b>	<b><u>\$ 35,565</u></b>



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<b>Fiscal Year</b>	<b>2007/2008</b>
Salaries and Benefits	\$ 32,000
Office Supplies and Equipment	\$ 2,000
Travel, Workshops, etc	\$ 565
Advertising	\$ 1,000
Other (define)	\$ 0
<b>Subtotal Admin</b>	<b><u>\$ 35,565</u></b>



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**SECTION VII: COMPLIANCE ISSUES RELATED TO SHIP**

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

**N/A**



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**SECTION VIII: APPENDIX**

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





FLORIDA HOUSING FINANCE CORPORATION										Sources of Funds:		HHRP		\$ 1,300,000.00											
HURRICANE HOUSING DELIVERY GOALS CHART												Community Planning Partnership		\$ 250,000.00											
STRATEGIES FOR THE HURRICANE HOUSING ASSISTANCE PLAN FOR STATE FISCAL YEAR: 2005/2006													Subtotal	\$ 1,550,000.00											
Name of Local Government: CITY OF WEST PALM BEACH												ELI Funds		\$ 500,000.00											
												TOTAL AVAILABLE FUNDS:		\$ 2,050,000.00											
										New Construction	Rehab/Repair	Without Construction		D	E	F									
HOME OWNERSHIP STRATEGIES										ELI	Max.	VLI	Max.	LI	Max.	MI	Max.	New Construction	Rehab/Repair	Without Construction	Total ELI	Total HHRP & Partnership Dollars	Total	Total	
										Units	Award	Units	Award	Units	Award	Units	Award	HHRP & Partnership Dollars	HHRP & Partnership Dollars	HHRP & Partnership Dollars	Dollars	Partnership Dollars	Percentage	Units	
First Time Homebuyer's												2	\$40,000	2	\$40,000	4	\$40,000	\$285,000.00	\$0.00	\$0.00	\$0.00	\$285,000.00	14%	8	
Construction and Development Strategy												7	\$50,000	7	\$50,000	6	\$50,000	\$1,000,000.00	\$0.00	\$0.00	\$0.00	\$1,000,000.00	49%	20	
Community Collaboration: FTHB												2	\$40,000	2	\$40,000	1	\$40,000	\$220,000.00	\$0.00	\$0.00	\$0.00	\$220,000.00	11%	5	
																		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	0	
																		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	0	
																		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	0	
																		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	0	
Subtotal 1 (Home Ownership)										0	\$0	11	\$130,000	11	\$130,000	11	\$130,000	\$1,505,000.00	\$0.00	\$0.00	\$0.00	\$1,505,000.00	73%	33	
RENTAL STRATEGIES										ELI	Max.	VLI	Max.	LI	Max.	MI	Max.	New Construction	Rehab/Repair	Without Construction	Total ELI	Total HHRP & Partnership Dollars	Total	Total	
										Units	Award	Units	Award	Units	Award	Units	Award	Dollars	Dollars	Dollars	Dollars	Partnership Dollars	Percentage	Units	
ELI Construction and Development Strategy										9	50,000							\$0.00			\$450,000.00	\$450,000.00	22%	9	
																					\$0.00	\$0.00	0%	0	
																					\$0.00	\$0.00	0%	0	
																					\$0.00	\$0.00	0%	0	
Subtotal 2 (Non-Home Ownership)										9	50,000	0	0	0	0	0	0	\$0.00	\$0.00	\$0.00	\$450,000.00	\$450,000.00	22%	9	
Administration Fees																							\$102,500	5%	
Admin. From Program Income																									
Home Ownership Counseling																							\$0.00	0%	
GRAND TOTAL										9	\$50,000.00	11		11		11		\$1,505,000.00	\$0.00	\$0.00		\$2,057,500	100%	42	
Add Subtotals 1 & 2, plus all Admin. & HO Counseling																									
Maximum Allowable																									
Purchase Price:																		New	\$ 331,579.00	Existing	\$ 331,579.00				
Allocation Breakdown												Amount	%				Projected Program Income:	\$ -	Max Amount Program Income For Admin:	5%	\$102,500				
Very-Low Income												\$470,002.00	30%				Projected Recaptured Funds:	\$ -							
Low Income												\$470,002.00	30%				Distribution:	\$ -							
Moderate Income												\$500,000.00	32%				Total Available Funds:	\$0.00							
TOTAL																							09-Sep-05		



**CERTIFICATION TO  
FLORIDA HOUSING FINANCE CORPORATION**

Name of Local Government: CITY OF WEST PALM BEACH

- (1) The local government will advertise the availability of funds pursuant to Florida Statutes.
- (2) Funds will be expended in a manner which will insure that there will be no discrimination on the basis of race, creed, religion, color, age, sex, familial or marital status, handicap, or national origin.
- (3) A process for selection of recipients for funds has been developed.
- (4) The eligible municipality or county has developed a qualification system for applications for awards.
- (5) Recipients of funds will be required to contractually commit to program guidelines.
- (6) The Florida Housing Finance Corporation will be notified promptly if the local government (or interlocal entity) will be unable to comply with the program provisions.
- (7) The Hurricane Housing Assistance Plan shall provide for the expenditure of funds within 24 months following the end of the State fiscal year in which they are received.
- (8) The HHR program trust fund shall be established with a qualified depository for all program funds as well as moneys generated from activities such as interest earned on loans.
- (9) Amounts on deposit in the hurricane housing assistance trust fund shall be invested as permitted by law.
- (10) The HHR program trust fund shall be separately stated as a special revenue fund in the local governments audited financial statements, copies of the audit will be forwarded to the Corporation no later than June 30th of the following fiscal year.
- (11) An interlocal entity shall have its hurricane housing assistance trust fund separately audited for each state fiscal year, and the audit forwarded to the Corporation as noted above.
- (12) Developers receiving assistance from both HHRP, SHIP and the Low Income Housing Tax Credit (LIHTC) Program shall comply with the income, affordability and other LIHTC requirements. Similarly, any units receiving assistance from other federal programs shall comply with all federal program requirements.

- (13) Loans shall be provided for periods not exceeding 30 years, except for deferred payment loans or loans that extend beyond 30 years which continue to service eligible persons.
- (14) Rental units constructed or rehabilitated with HHR program funds shall be monitored for the term of the HHR program for compliance with tenant income requirements and affordability requirements or as required in Section 420.9075 (3)(e), F.S.



\_\_\_\_\_  
Witness

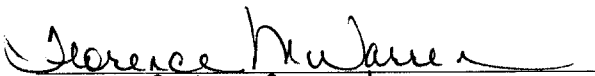
\_\_\_\_\_  
Chief Elected Official or designee

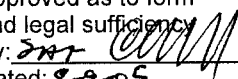
\_\_\_\_\_  
Witness

Lois J. Frankel, Mayor  
\_\_\_\_\_  
Type Name and Title

\_\_\_\_\_  
Date

**OR**

  
Attest: City Clerk  
(Seal)

CITY ATTORNEY'S OFFICE  
Approved as to form  
and legal sufficiency  
By:   
Dated: 8-2-05

Hurricane Housing Recovery Program Plan  
*INFORMATION SHEET*

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LOCAL GOVERNMENT: City of West Palm Beach

**CHIEF ELECTED OFFICIAL:** Mayor Lois J. Frankel

ADDRESS: 200 2<sup>nd</sup> Street  
West Palm Beach, FL 33401

**PROGRAM ADMINISTRATOR:** Rebecca Grohall

ADDRESS: Same

TELEPHONE: (561) 822-1250 FAX: (561) 822-1268

EMAIL ADDRESS: rgrohall@wpb.org

**ADDITIONAL CONTACTS:** Vann McNeill

ADDRESS: Same

EMAIL ADDRESS: vmcneill@wpb.org

INTERLOCAL AGREEMENT: YES/  **NO** (IF yes, list other participants in the inter-local agreement):

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The following information must be furnished to the Corporation before any funds can be disbursed.

LOCAL GOVERNMENT EMPLOYER FEDERAL ID NUMBER:

MAIL DISBURSEMENT TO:

ADDRESS:

OR: IF YOUR FUNDS ARE ELECTRONICALLY TRANSFERRED PLEASE COMPLETE THE ATTACHED FORM:

**NO CHANGE FROM PREVIOUS ELECTRONIC FORM SUBMITTED FOR SHIP PROGRAM.**

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Provide any additional updates the Corporation should be aware of in the space below: *Current electronic form on file for SHIP program*

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Please return this form to: HHRP PROGRAM MANAGER, FHFC 227 N. BRONOUGH ST, STE 5000  
TALLAHASSEE, FL 32301 Fax: (850) 488-9809



September 2<sup>nd</sup>, 2005

Ms. Charlene Montford  
Executive Director  
Economic and Community Development Department  
City of West Palm Beach  
West Palm Beach, Florida

Dear Ms. Montford:

Over the course of the past two years, the aggressive partnership between the City of West Palm Beach, Florida and Redemptive Life Urban Initiatives Corporation (CHDO) has assisted several low-income families to achieve the dream of home ownership. The Homes of Coleman Park Affordable Housing Development Project has proven to be as intrinsically rewarding as it is a demonstrable undertaking to improve the quality of life for all the stakeholders of our community.

Although paradigmic strides have been made to revitalize the Coleman Park venue which harbors historical significance, there is still ample work to be completed in the areas of individual wealth creation through access to quality affordable housing. As is true with attempts around the country to stabilize and revitalize blighted areas; affirmative partnerships of this scope are of critical importance to impact an increase in the number of owner-occupied housing units in order to spur commercial reinvestment and job creation modalities.

Throughout this Project, the City of West Palm Beach, more specifically the Economic and Community Development Department has displayed the heart and acumen necessary to truly transform our blighted neighborhoods into holistic communities.

It is with these affirmations in mind that I unequivocally advocate on behalf of the City of West Palm Beach, Florida for consideration for the Hurricane Housing Recovery Program. What greater need has our community other than the building and rehabilitation of our housing stock that was greatly impacted by the two unfortunate hurricanes in 2004.

Realizing the tremendous efforts afforded by Mayor Lois Frankel and the Economic and Community Development staff to attract resources and consensus to this worthwhile effort, I espouse my name below in full support of your efforts.

Sincerely,

Earl W. Hamilton  
President, Acquisitions and Development Division  
Redemptive Life Urban Initiatives Corporation

# NORTHWOOD RENAISSANCE

September 2, 2005

Ms. Charlene B. Montford, Director  
Economic & Community Development  
P.O. Box 3366  
West Palm Beach, FL 33402

Re: Hurricane Housing Recovery Program – Housing Assistance Plan

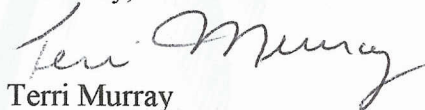
Dear Ms. Montford,

As a Community Housing Development Organization partner with the City of West Palm and a nonprofit Housing Community Land Trust dedicated to the creation and preservation of affordable housing, I write in support of the City's \$3,400,000 application for a portion of Palm Beach County's allotment of \$8,536,000.

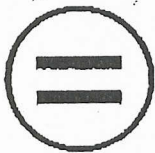
Given West Palm Beach's frenzied housing market (it is now one of the most expensive housing markets in the country) and spiraling construction costs, the low and moderate neighborhoods of West Palm Beach continue to struggle to recover from the impact of last season's hurricane. Low income residents of our neighborhoods have been most affected since they are least able to absorb higher housing expense burdens caused by today's housing market.

Northwood Renaissance, Inc. pledges to work in partnership with the City to implement its proposed Hurricane Housing Recovery Program. We hope to build affordable homes on City donated vacant land and preserve the affordability of these homes for future generations. In addition, we hope to be able to access these funds to develop much needed rental housing that has been lost to condo conversions and the hurricane storms.

Sincerely,



Terri Murray  
Executive Director



URBAN LEAGUE of PALM BEACH COUNTY  
1700 N. Australian Avenue, West Palm Beach, Florida 33407  
Phone: 561-833-1461 • Fax: 561-833-6050 • Web: www.ulpbc.org

September 2, 2005

Charlene B. Montford, Director  
Economic & Community Development  
200 2<sup>nd</sup> Street, 2<sup>nd</sup> Floor  
West Palm Beach, FL 33402

**RE: HURRICANE HOUSING RECOVERY PROGRAM - HURRICANE  
HOUSING ASSISTANCE PLAN**

Dear Ms. Montford:

The Urban League of Palm Beach County is submitting this letter of support to the City of West Palm Beach in regards to your application to the State for Hurricane Housing Recovery funds for affordable housing initiatives related to storm recovery efforts. As an agency that provided direct assistance to low and moderate-income families affected by the hurricanes of 2004, we continue to be keenly aware of those still recovering. In spite of being a year removed, we are reminded daily by the blue tarps that adorn the roofs of houses that there is still a great need for financial resources.

The Urban League continues to partner with the City to provide Comprehensive Housing Counseling to the residents as well as providing affordable housing through our Community Housing Development Organization. This partnership has proved extremely beneficial for low and moderate-income residents.

The Urban League recommends favorable approval of the City of West Palm Beach's application and are confident that such a program would achieve our common goal of uplifting the lives of those in need and moving them towards self sufficiency. We look forward to continuing this partnership with the City of West Palm Beach.

Sincerely,

Patrick Franklin  
President / CEO

PF,tj



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2201 W. Hillsboro Blvd., Deerfield Beach, FL 33442

☎ 954.427.7924

August 23, 2005

To Whom It May Concern:

As a community partner of the City of West Palm Beach and their Employee Assisted Housing Program, I am writing in support of the City's application for the Hurricane Housing Recovery Program. This program is an essential part in helping impacted communities rebuilt after the destruction caused by several hurricanes in the past 12 months.

The City of West Palm Beach is dedicated in helping its residents and providing them with affordable housing initiatives to rebuild and recover from the effects of the storm.

Should you need to contact me, please do not hesitate to call me at 954-427-8775 (office) or 954-829-5814 (cell phone).

Sincerely,

A handwritten signature in cursive script that reads "Simona Niculescu". A long horizontal line extends from the end of the signature to the right.

Simona Niculescu  
Assistance Vice President  
BankUnited Community Development



August 23, 2005

Charlene Montford - Director  
The City of West Palm Beach -- Economic & Community Development  
200 2<sup>nd</sup> Street, 2nd Floor  
West Palm Beach, Florida 33402

Dear Charlene:

Our Regional Community & Branch Development Officer, Rosa Sabater, has asked me to offer to your organization a letter of support for the Hurricane Housing Recovery Program – SHIP Funds that you are applying for.

At HSBC Mortgage Corporation (USA), we have an active strategy of assisting low-to-moderate income families in urban and rural areas to realize their dream of becoming homeowners. HSBC is committed to reducing the impediments to homeownership and making the possibility of owning a home a viable option by providing a wide variety of loan programs and working agreements with Federal, State and local governmental agencies and with non-profit neighborhood housing agencies. Homeownership is a major contributor to the revitalization, stabilization and growth of communities. In addition, it plays a major role in the quality of life of residents within the community.

Towards that end, we support and are excited that The City of West Palm Beach – Economic & Community Development is providing housing assistance for your residents via the Hurricane Housing Recovery Program – SHIP Funds. We believe the initiatives sponsored by The City of West Palm Beach – Economic & Community Development will complement our existing mortgage programs.

Our diverse product menu at HSBC consists of but is not limited to SONYMA, FHA and VA loan programs. However, the primary vehicle for the low-to-moderate income borrower at HSBC is our CommunityWorks Program. Under this program, HSBC will make unlimited mortgage loan dollars available to qualified borrowers. CommunityWorks appears to be an excellent fit for your initiative.

- CommunityWorks is designed for borrowers whose income is at or below 80% of the HUD Median Income; in addition, there are no limits should the property be located in a designated census tract.
- CommunityWorks has a 41% limit on both a borrower's housing-to-income and debt-to-income ratios for one family properties and a 38% limit for 2 family properties.



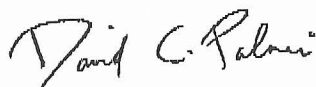
- The minimum downpayment is 3% of the purchase price - however, only 1% or \$500 (whichever is greater) must come from the borrower's own funds for 1-2 unit properties. The rest may be gift, grant funds or an unsecured loan from IISBC.

HSBC offers a Home Renewal product to rehabilitate, improve, and repair homes. This program could complement your efforts in lead control and prevention. If you have any questions regarding any of these programs, please contact Rosa Sabater for more information.

We look forward to providing mortgage financing to purchasers who participate in this grant program and working with you and your staff on these homeownership assistance activities.

Should you have any questions regarding this letter of support, please do not hesitate to contact Rosa Sabater at 954-717-9366.

Sincerely,



David C. Palmeri  
Assistant Vice President  
Product Management

Pc: R. Sabater  
P. Wiacek  
E. Custodio

**RESOLUTION NO. 357-05**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, APPROVING SUBMISSION AND TRANSMISSION OF THE HURRICANE HOUSING ASSISTANCE PLAN (HHAP) FOR PROGRAM YEARS 2005/06, 2006/07 AND 2007/08 TO THE FLORIDA HOUSING FINANCE CORPORATION AS REQUIRED BY THE STATE HOUSING INITIATIVES PARTNERSHIP ACT, SECTIONS 420.907-420.9079, FLORIDA STATUTES AND CHAPTER 67-37 FLORIDA ADMINISTRATIVE CODE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

\*\*\*\*\*

**WHEREAS**, the State of Florida enacted the William E. Sadowski Affordable Housing Act, Chapter 92-317 of Florida Sessions Laws, allocating a portion of new and existing documentary stamp taxes on deeds to local governments for the development and maintenance of affordable housing; and

**WHEREAS**, the Hurricane Housing Work Group, under the guidance of Lieutenant Governor Toni Jennings, and the State Legislature approved a one time allocation of \$250 million in funds to augment the existing affordable housing funds; and

**WHEREAS**, the Hurricane Housing Recovery Program (HHRP) allows local governments to develop a Hurricane Housing Assistance Plan (HHAP) that outlines strategies to rebuild communities affected by the 2004/05 hurricane season and increase affordable housing; and

**WHEREAS**, the City is applying for \$3,400,000 in funds for this purpose as a one time allocation and the City Commission recognizes that up to 15% of the grant may be utilized for administrative costs; and

**WHEREAS**, the City Commission finds that it is in the best interest of the public for the City to submit the Hurricane Housing Assistance Plan (HHAP) for review and approval to the Florida Housing Finance Corporation.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA that:

**Section 1:** The City Commission of the City of West Palm Beach hereby approves submission and transmission of the Hurricane Housing Assistance Plan to the Florida Housing Finance Corporation, a copy of the Plan is attached and incorporated hereto as Exhibit "A".

**Section 2:** The Mayor is hereby authorized to execute the Certification found within the Hurricane Housing Assistance Plan.

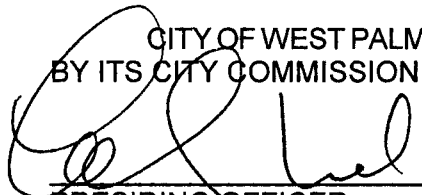
**Section 3:** Upon execution of this resolution, the City Clerk shall forward a certified copy of the signed resolution to the Director of Economic and Community Development for further handling.

**Section 4:** This Resolution shall take effect as provided by law.

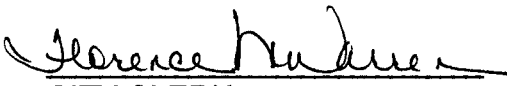
PASSED AND ADOPTED THIS 15<sup>th</sup> DAY OF August, 2005

(CORPORATE SEAL)

CITY OF WEST PALM BEACH  
BY ITS CITY COMMISSION

  
PRESIDING OFFICER

ATTEST:

  
CITY CLERK

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
CITY OF WEST PALM BEACH

CITY ATTORNEY'S OFFICE  
Approved as to form  
and legal sufficiency  
By: Sgt. [Signature]  
Dated: 8-9-05

This copy is a true copy of the original on file in this office. WITNESS my hand and Official Seal. This 16<sup>th</sup> day of

August 2005.

City of West Palm Beach  
By: Barbara Dugan Deputy Clerk