

Grantee: Hillsborough County, FL

Grant: B-11-UN-12-0006

April 1, 2016 thru June 30, 2016 Performance Report



Grant Number:

B-11-UN-12-0006

Obligation Date:**Award Date:****Grantee Name:**

Hillsborough County, FL

Contract End Date:

03/10/2014

Review by HUD:

Reviewed and Approved

Grant Award Amount:

\$8,083,062.00

Grant Status:

Active

QPR Contact:

Lanette Glass

LOCCS Authorized Amount:

\$8,083,062.00

Estimated PI/RL Funds:

\$43,293.93

Total Budget:

\$8,126,355.93

Disasters:**Declaration Number**

No Disasters Found

Narratives**Summary of Distribution and Uses of NSP Funds:**

Purchase and rehabilitation of single family and multifamily properties	\$6,574,756
Demolition	\$ 300,000
Redevelop vacant and demolished properties	\$ 400,000
Planning and Administration	\$ 808,306
Total	\$8,083,062

How Fund Use Addresses Market Conditions:

Research in Hillsborough County notes the following:

Sales Price: According to CoreLogic the U.S. Housing and Mortgage trends show that the home prices in August of 2010 have fallen 1.5 % from the same month the year before. The 2010 3rd quarter Case-Shiller Home Price Indices report states that the Tampa Bay area had a -0.8% decline in home prices from the second quarter of 2010 and a -4.3 % decline over the year. The Greater Tampa Realtors Association reports that the average sales price of homes has slightly declined from \$154,725 (1/10) to \$153,453 (10/10). The 2010 sales price ranged from the lowest in February of \$150, 274 to the highest of \$170,661 in June.

Sales Volume: Home sales, according to the Greater Tampa Association of Realtors, have fluctuated over the year. Sales volumes have dropped from a high of 2,186 in June of 2010 to 1,361 in October of 2010. Most likely the high in June was due to the tax credit being extended to buyers until the end of that month. The average price range with the highest sold units is the \$1-\$49,999 range with a market share of 16%. The next highest range is the \$120,000 to \$139,999 with just over 9% of the market. Total sales from January 1 to October 31 were 16,650 units. The average Months Supply based on the multiple listing services for the Tampa area is 8.5.

Absorption Rate: According to information from CoreLogic in late November, nationally there is an eight-month supply of shadow inventory of these homes. Shadow inventory is also called the pending supply. It is comprised by the number of properties seriously delinquent (90 day or more), in foreclosure, and real estate owned by lenders not currently listed on the MLS. The visible inventory of new and existing homes through August of 2010 is at a 15 month supply. CoreLogic reports that in the Tampa -St. Petersburg-Clearwater statistical area the supply of distress homes total 21.5 months. CoreLogic states that Florida, California and Michigan continue to have the highest ratio of delinquent properties to sales.

As of November 30, 2010, data from the Mortgage Brokers Association and New York-based Haver Analytics, showed a peak of foreclosure inventory occurred in the fall of 2009 and has since dropped below 2 million as servicers have worked through the backlog, either modifying the mortgage or selling the underlying home as an Real Estate Owned (REO) property.

Nationally, the delinquency rate for mortgage loans, per the Mortgage Bankers Association, note that the rate decreased by 72 basis points from the 2nd quarter of 2010. However the percentage of loans where foreclosure actions were started during the third quarter was up by 23 basis points from the previous quarter. In November of 2010, Lender Processing Services noted that nationally approximately 5 million properties have loans that are 30 or more days past due, but not in foreclosure, and 2.24 million properties have mortgages that are at 90 or more days overdue. States with the highest percentage of noncurrent loans included Florida.

It is expected that the lender foreclosure paperwork issues from late summer will have an impact increasing the foreclosure inventory in the 4th quarter. In Hough County, 2010 mortgage foreclosure filings with te eacho



How Fund Use Addresses Market Conditions:

entage of 27%. However the number of cases filed each month still average over 1200 per month. That is down from the monthly average in 2009 of over 1800.

Age of Listings: The active listings as of October 31, 2010, show 10,432 single family homes unsold, with 1674 under contract; and 2,847 condominiums unsold, with 519 under contract. The time on the market of single family units sold is:

Days	# of units
0-30 days	332 (33%)
31-60 days	165 (16%)
61-90 days	131 (13%)
91-120 days	94 (9%)
121 days and over	292 (29%)

According to the HUD data for NSP3, nearly the entire area of Hillsborough County area meets the state need index level of 17. In order to make an impact with the NPS3 funds it has been determined to make a concentrated effort of expending the NSP3 and CDBG funds in the existing NSP1 target areas. These NSP1 target areas were determined to have the highest percentage of home foreclosures, highest percentage of homes financed by subprime mortgages and was likely to see a significant rise in more foreclosures. In order to have a visible impact on the neighborhood with a focus investment, AHD determined the best course of action is to continue investment in a reduced part of three original NSP1 target areas. The NSP3 Planning Data for each of the target areas is as follows:

Clair Mel- score 20, Gibsonton – score 19, USF- score 19.28, and Orient Park - 20. The average score is 19.57. The Planning Data for each target area is included as attachment II in the hard copy of the plan.

An Amendment to modify the USF target area that includes a small area to the north of the existing target area was approved by the Board of County Commission on 7/18/12. The revised USF score is 19.53. A hard copy of the planning data will be attaced to the copy of the plan.

Based on the documentation above it can be stated that foreclosure activity is still strong in Hillsborough County. Although the sales prices in 2010 ranged within \$150,000 to \$170,000, the average for the year (up to November 1st) is approximately \$160,127, which is slightly down from the average for 2009 of \$163,300. Prices have not stabilized yet so values may still fall more. The sales volume has steadily dropped from the summer of 2010 but is still higher in October with 1,173. & & bpTeaeaeayot

How Fund Use Addresses Market Conditions:

e market has fluctuated during 2010 from a high of 110 days in March to a low of 94 days in September. The average days on the market for 2010 (up to October) are 102. The NSP1 properties do struggle with sales. There is high interest in the properties, but the buyers do not make it through underwriting with the lenders. The inventory from the Greater Tampa Association of Realtors states the current Inventory for 2010 had a high of 15,826 in February to a low in October of 14,173.

There is concern that the shadow inventory will increase the number of foreclosures in the area. At this time however, the data from the Hillsborough County Clerk of Courts show that the foreclosure filings are down for the year. NSP 1 funds will continue to support activities in the target areas through July of 2013. In order to make a focused effort in the neighborhoods, AHD refined three initial NSP 1 target areas for the new investment of NSP3 funds. AHD also plans to program CDBG funds for additional neighborhood improvements such as sidewalk construction and streetlight improvements.

According to Real Data, based in Charlotte North Carolina, the Tampa Apartment Market update (December 2010) shows that the market vacancy rate is recovering and from a high of 10% in May to 8% in November of 2010. Demand is strong in the region. Average rent is \$825 and is down slightly. Highest rents are in downtown Tampa and in the South Tampa area. The development pipeline shows no new starts since June of 2010. There are nearly 1300 rental units completed in the second half of 2010. There are four rental projects under construction and eight projects that are in the planning stage. According to a mid 2010 MarketBeat Report from Cushman & Wakefield, the Tampa Bay Multifamily Report notes that the Tampa Bay MSA multifamily market shows a slight increase of average occupancy rate. Real Data states the average rents increased year over year from \$819 per unit to \$822 per unit. The report showed an uptick in renter demand in early 2010 as it appears more households are renting versus owning. Rents were expected to remain flat until the occupancy improves. The Bay Area Apartment Association recently reported at a December 2010 presentation that the multifamily permitting trend is down; rental pricing is going up, there is limited new construction, and household incomes are impacted by job loss, savings loss and credit loss. The strong demand for rental properties is supported by statistics that show the vacancy rates are dropping due to more households renting, a lack of new developments in the pipeline, high foreclosures of single family properties so the homeowners or investment properties that housed renters are looking for new rental units. According to the Federal Financial Institution Examination Council Census report for Hillsborough County, the census tracts with the highest rental occupied units are CT 108.03 (3,682 units), 108.04 (3,233 units) and 108.06 (3,373 units). Census tract 108.06 was part of the USF NSP1 target area so the continuing any investment in foreclosed rental properties for the NSP3 funds should be pursued. One NPS1 project, funded in 2010, is within census tract 108.06. Field inspection of the CT 108.06 area also supports that many multifamily properties in t

How Fund Use Addresses Market Conditions:

he area are boarded up and vacated. In order to meet the LH25 requirement, pursuit of multifamily foreclosed properties will be a strategy in expenditure of the NSP3 funds.

Housing Rehabilitation/New Construction Standards:

All housing that requires rehabilitation must meet local building codes including the Standard Southern Building Code (SBCCI), and ordinances pertaining to providing housing that is decent, safe, sanitary, and fit for habitation. Hillsborough County's Written Rehabilitation Standards will be used to describe in detail the specifications for the rehabilitation work needed to bring substandard housing into compliance with Ordinance 04-18, which defines the minimum housing code for Hillsborough County.

As part of the implementation of the NSP3, the Hillsborough County Affordable Housing Department (AHD) will incorporate energy efficient, environmentally friendly and/or Green elements as part of the proposed activities. In its current Housing Rehabilitation Program the AHD has incorporated Energy-Star appliances and energy efficient standards as part of the housing specifications. Some of the efficiency measures include, but are not limited to:



- Low flow plumbing fixtures
- Energy -Star rated appliances
- 16 SEER Heat pumps
- Programmable thermostats
- Fluorescent and compact fluorescent light bulbs
- R-30 insulation (minimum above living area)
- Aluminum double insulated Lo E windows
- Switched ceiling fan/light fixture boxes at all bedrooms and living room

Every effort possible will be made to implement energy efficient and environmentally friendly "Green" elements, standards and practices. Water conservation, energy efficient material, healthy homes, as well as durable, long lasting termite resistant materials such as formed and poured concrete slabs, concrete wall block and engineered/manufactured composites will be utilized whenever and wherever possible. Hillsborough County will require Contractors working on any NSP3 projects to remove, secure, and/or donate any salvageable or reusable material to nonprofit agencies and program involve with residential rehabilitation or reconstruction. The County will identify potential partners (i.e. Habitat for Humanity Restore) and well as community improvement organization that might benefit from the use of deconstructed items.

Ensuring Continued Affordability:

Hillsborough County will ensure long term affordability through the use of a Land Use Restriction Agreement (LURA) that will be recorded against the property. If an owner who has been assisted through this program transfers title to the property before the affordability period expires, the assistance provided by the County will be subject to recapture. The County will annually monitor the multifamily rental developments that are assisted with NSP funds during the affordability period to ensure that the specified units are affordable and that the property(s) continue to meet minimum housing quality standards.

In addition, all properties receiving NSP funding will be secured by a recorded mortgage on the property, in favor of the County. In an effort to make the homes more affordable, eligible clients can apply for down payment assistance, which will be funded with HOME and State Housing Initiative Partnership (SHIP) Funds.

The County will use the minimum affordability period of the federal HOME Investment Partnership Program, 24 CFR 92.252(a), (c), (e) and (f), and 92.254. The minimum affordability period is listed below: Up to \$15,000 = 5 Years,

- Up to \$15,000 = 5 Years
- \$15,001 - \$40,000 = 10 Years
- Over \$40,000 = 15 Years
- New Construction = 20 Years

Definition of Blighted Structure:

Any structure unfit for use, habitation, or dangerous to persons or other property. In addition, a structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare. This includes structures showing evidence of physical decay or neglect, excessive use, or lack of maintenance.

Definition of Affordable Rents:

The maximum Affordable Rents shall not exceed the Fair Market Rents (FMR) as published annually by the U.S. Department of Housing and Urban Development for the Tampa-St. Petersburg-Clearwater Metropolitan Statistical Area (MSA).

Vicinity Hiring:

Vicinity hiring for the NSP activity will be followed to the maximum extent feasible to provide for hiring of workers or small businesses who reside in the vicinity of the NSP target areas. The Request for Proposals for any multifamily project will have a clause added to the Section 3 requirement to note the NSP vicinity hiring requirement. At each pre-construction meeting the contractors will be notified to contact AHD if they will need to hire new workers for the project. If new workers are needed, signage will be posted at the jobsite so the community can view the notices at the neighborhood level. Also when new workers are needed, the AHD will also provide information on the Department's NSP website to notify the public that job opportunities are available for the NSP project.

Procedures for Preferences for Affordable Rental Dev.:

To more easily meet the NSP 3 program set-aside requirements and provide opportunity for the greatest positive neighborhood impact, the County may solicit request for proposals (RFP) for qualified multifamily properties or it may acquire qualified multifamily properties directly. The RFP(s) will provide an opportunity for a qualified nonprofit agency or qualified private for profit entity to acquire foreclosed, abandoned, delinquent and/or vacant multifamily properties for rental to mixed income residents and/or a special needs population. If the County purchases a multifamily property, the AHD may solicit a Request for Qualifications (RFQ) from qualified nonprofit agencies or qualified private for profit entities to own and operate the multifamily project. Terms for the multifamily projects will be for 40 years with a 0-3% interest rate depending on cash flow for the project. The County will require that any multifamily developments proposed for acquisition will be reviewed by the County's approved Credit Underwriter for financial feasibility.

The maximum Affordable Rents shall not exceed the Fair Market Rents (FMR) as published annually by the U.S. Department of Housing and Urban Development for the Tampa-St. Petersburg-Clearwater Metropolitan Statistical Area (MSA).

Compliance with the Uniform Relocation Act (49 CFR Part 24) and the Affordable Housing Department's Relocation and Displacement Policy will be followed for this activity.



Grantee Contact Information:

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 email:glassl@hillsboroughcounty.org
 NSP website:http://www.hillsboroughcounty.org/affordablehousingoffice/nsp

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$10,177,566.93
Total Budget	\$0.00	\$8,126,355.93
Total Obligated	\$0.00	\$8,126,355.93
Total Funds Drawdown	\$0.00	\$8,126,355.93
Program Funds Drawdown	\$0.00	\$8,083,062.00
Program Income Drawdown	\$0.00	\$43,293.93
Program Income Received	\$0.00	\$43,293.93
Total Funds Expended	\$0.00	\$8,126,355.93
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$1,212,459.30	\$0.00
Limit on Admin/Planning	\$808,306.20	\$759,211.00
Limit on State Admin	\$0.00	\$759,211.00

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$808,306.20	\$759,211.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$2,020,765.50	\$3,504,256.08

Overall Progress Narrative:

The NSP 3 Grant is in the process of closing out. All projects have been completed and staff is determining that the National Objective has been met.



Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
3101A, Purchase and Rehabilitation of SF properties	\$0.00	\$141,096.21	\$141,096.21
3101AB, Purchase and Rehabilitation of Multifamily Sand	\$0.00	\$766,482.72	\$766,482.72
3101AC, Purchase and Rehabilitation of Multifamily Cedar	\$0.00	\$1,366,392.30	\$1,366,392.30
3101B, Purchase and Rehabilitation of Multifamily Sand	\$0.00	\$425,823.80	\$425,823.80
3101C, Purchase and Rehabilitation of Multifamily Cedar	\$0.00	\$2,537,585.97	\$2,537,585.97
3101D, Purchase and Rehabilitation of Multifamily Pines	\$0.00	\$540,846.31	\$497,552.38
3101DA, Purchase and Rehabilitation of Multifamily Pines	\$0.00	\$540,846.30	\$540,846.30
3102, Demolition of vacant and blighted structures	\$0.00	\$5,679.87	\$5,679.87
3103, Redevelopment of vacant and demolished properties	\$0.00	\$1,042,391.45	\$1,042,391.45
3106, Planning and Administration	\$0.00	\$759,211.00	\$759,211.00



