Grantee:  Collier County, FL
Grant:     B-11-UN-12-0003
April 1, 2011 thru June 30, 2011 Performance Report
Narratives

Summary of Distribution and Uses of NSP Funds:

It is not proper, nor is it the intent, for the Collier County NSP3 to compete with the private market; the private market will take care of the private market. Rather, the Collier County NSP3 should deeply target those areas that are not attractive to private investors and homebuyers, and which are causing instability, deterioration, blight, and unstable conditions in the community.

For purposes of NSP3, HUD divided Collier County into 223 unique target areas. Providing this number of small target areas will permit Collier County to deeply target areas adversely impacted by the foreclosure crisis. However, the County’s success will depend on the availability of eligible properties. As such, Collier County will employ a tiered approach. Based upon data collected from NSP1, Collier County NSP3 allocation will fund activities on approximately twenty-four (24) units. A tiered approach will further define within the general target area, sub-areas (or tiers), to ensure that the County is able to meet the impact criteria provided by HUD. Where funds are insufficient to meet the impact criteria, the County will seek other tiers in which funds may be deeply targeted and produce the results expected by HUD, the Housing and Economic Recovery Act of 2008, and the Wall Street Reform and Consumer Protection Act of 2010 (Dodd-Frank Act).

Finally, when assessing tiers to target with NSP3, the County will consider properties assisted with NSP1. For example, the County has made great efforts to stabilize an area loosely defined as Golden Gate City. Further investment in this area and the associated tiers will maximize the effects of both NSP1 and NSP3. Additionally, the past and future use of NSP1 in conjunction with NSP3 may assist the County in meeting the impact criteria.

The following have been selected as the target areas for Collier County’s NSP3:

Target Area One &dash Golden Gate City (HUD Neighborhood ID 1108764)

Tier One &ndash Census Tract 0104.10
- GeoID 120219230126300010410U1
- GeoID 120219230126300010410U2
- GeoID 120219230126300010410U3

Tier Two &ndash Census Tract 0104.09
- GeoID 120219230126300010409U1
- GeoID 120219230126300010409U2
- GeoID 120219230126300010409U3
- GeoID 120219230126300010409U4
- GeoID 120219230126300010409U5

Tier Three &ndash Census Tract 0104.11
- GeoID 120219230126300010411U1
- GeoID 120219230126300010411U2
- GeoID 120219230126300010411U3
- GeoID 120219230126300010411R3
- GeoID 120219230126300010411R1

Target Area Two &ndash Naples Park (HUD Neighborhood ID 1827545)

Tier One &ndash Census Tract 0101.04
- GeoID 120219230199999010104U8
Target Area Three – East Naples Bayshore Gateway CRA (HUD Neighborhood ID 3981140)
Tier One – Census Tract 0107.01

- GeoID 120219230199999010701U4
- GeoID 120219230199999010701U1
- GeoID 120219230199999010701U2
- GeoID 120219230199999010701U3
- GeoID 120219230199999010701R2

How Fund Use Addresses Market Conditions:
Collier County consulted local, state, and national data sources in determining the areas of greatest need. The use of myriad data sources allowed both a macro and micro and analysis of the areas of critical concern, local and national trends, forecasting future demand, and leveraging of existing resources. The goal of Collier County when determining the areas of greatest need was to stabilize neighborhoods, arrest decline, and produce a more sustainable, inclusive, and integrated community.

Ensuring Continued Affordability:
24 CFR 92.252(a), (c), (e), and (f), and 92.254
Rental: Long-Term Affordability
The NSP3-assisted units must meet the affordability requirements for not less than the applicable period specified below, beginning after project completion. The affordability requirements for NSP3-assisted rental units apply without regard to the term of any loan or mortgage or the transfer of ownership, except that the affordability restrictions may terminate upon foreclosure or transfer in lieu of foreclosure. Collier County will enforce long-term affordability through the use of a recorded lien, covenant, or deed restriction against the assisted property. Rental housing activity Minimum period of affordability in years
Rehabilitation or acquisition of existing housing per unit amount of NSP3 funds:
• Under $15,000 - 5 yrs
• $15,000 to $40,000 - 10 yrs
• Over $40,000 or rehabilitation involving refinancing - 15 yrs
• New construction or acquisition of newly constructed housing - 20 yrs
Subsequent rents during the affordability period will be calculated and applied in conformance with 24 CFR 92.252(f).
Homeownership: Long-Term Affordability
The NSP3-assisted housing must meet the affordability requirements for not less than the applicable period specified in the following table, beginning after project completion. These restrictions are a minimum and Collier County may elect to impose longer affordability periods. The per unit amount of NSP3 funds and the affordability period that they trigger are described more fully below under “Homeownership: Recapture Provisions”. &nbsp; Homeownership assistance NSP3 amount per-unit
Minimum period of affordability in years
• Under $15,000 - 5 yrs.
• $15,000 to $40,000 - 10 yrs.
• Over $40,000 - 15 yrs.
Homeownership: Recapture Provisions
The recapture provisions will ensure that Collier County recoups all or a portion of the NSP3 assistance benefiting the homebuyer, if the housing does not continue to be the principal residence of the family for the duration of the period of affordability. The period of affordability is based upon the total amount of NSP3 funds subject to recapture described above. Collier County may choose to recapture the entire amount of NSP3 assistance or a reduced amount on a prorata basis for the time the homeowner has owned and occupied the housing measured against the required affordability period. The net proceeds may be divided proportionally as set forth in the following mathematical formulas:
\[
\text{NSP3 investment} \times \text{Net proceeds} = \text{NSP3 amount to County}
\]
\[
\text{NSP3 investment + homeowner investment} \times \text{Net proceeds} = \text{NSP3 amount to County}
\]
\[
\text{homeowner investment} \times \text{Net proceeds} = \text{NSP3 amount to homeowner}
\]

Ensuring Continued Affordability:
\( p: \text{Net proceeds} = \text{amount to homeowner} \)
\( \text{NSP3 investment + homeowner investment} \)
Collier County may permit the homebuyer to recover the homebuyer’s entire investment (downpayment and capital improvements made by the owner since purchase) before recapturing the NSP3 investment.

Definition of Blighted Structure:
In conformance with Section 163.340, Florida Statutes, a “blighted structure” means a structure that is deteriorated, or deteriorating, in which conditions, as indicated by government-maintained statistics or other studies, are leading to economic distress or endangering life or property, and in which two or more of the following factors are present:
\(\text{a})\) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities;
\(\text{b})\) Aggregate assessed value of real property in the area for ad valorem tax purposes has failed to show any appreciable increase over the 5 years prior to the finding of such condition;
\(\text{c})\) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
\(\text{d})\) Unsanitary or unsafe conditions;
The following are examples of activities that may be used to accomplish this initiative:

defines “vicinity” as each neighborhood identified within this document as being the areas of greatest need.

Contract with small businesses that are owned and operated by persons residing in the vicinity of the project. For the purposes of NSP3, HUD Collier County will seek, to the maximum extent possible, to hire or cause to be hired employees who reside in the vicinity of NSP3 projects or

Vicinity Hiring:

standards and policies of the Florida Green Building Coalition.

HUD also encourages the adoption of energy efficient and environmentally-friendly green elements. Collier County will seek to incorporate the

Housing Rehabilitation/New Construction Standards:

a) Residential buildings up to three stories must be designed to meet the standard for Energy Star Qualified New Homes;

b) Mid- or high-rise multifamily housing must be designed to meet American Society of Heating, Refrigerating, Air-Conditioning Engineers (ASHRAE) Standard 90.1-2004, Appendix G plus 20 percent (which is the Energy Star standard for multifamily buildings piloted by the Environmental Protection Agency and the Department of Energy)

In further compliance with the requirements of HUD, the following standards will apply to gut rehabilitation and new construction projects. Gut rehabilitation is defined as the general replacement of the interior of a building that may or may not include changes to structural elements such as flooring systems, columns or load bearing interior or exterior walls.

a) Financial assistance for gut rehabilitation and new construction projects is available to those whose family income is at or below 80% of the area median income.

b) Mid- or high-rise multifamily housing must be designed to meet the standard for Energy Star Qualified New Homes;

In further compliance with the requirements of HUD, the following standards will apply to all NSP3-assisted housing units.

a) All rehabilitated units must meet the following standards to the extent applicable to the work undertaken:

i. Older obsolete products and appliances (such as windows, doors, lighting, hot water heaters, furnaces, boilers, air conditioning units, refrigerators, clothes washers and dishwashers) must be replaced with Energy Star-46 labeled products;

ii. Water efficient toilets, showers, and faucets, such as those with the WaterSense label must be installed;

b) Mid- or high-rise multifamily housing must be designed to meet the standard for Energy Star Qualified New Homes;

In further compliance with the requirements of HUD, the following standards will apply to gut rehabilitation and new construction projects. Gut rehabilitation is defined as the general replacement of the interior of a building that may or may not include changes to structural elements such as flooring systems, columns or load bearing interior or exterior walls.

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ii. Water efficient toilets, showers, and faucets, such as those with the WaterSense label must be installed;

Housing Rehabilitation/New Construction Standards:

nbs p; iii. Housing must be improved to mitigate the impact of disasters (e.g. hurricane, flooding, and fire) HUD also encourages the adoption of energy efficient and environmentally-friendly green elements. Collier County will seek to incorporate the standards and policies of the Florida Green Building Coalition.

Vicinity Hiring:

Collier County will seek, to the maximum extent possible, to hire or cause to be hired employees who reside in the vicinity of NSP3 projects or contract with small businesses that are owned and operated by persons residing in the vicinity of the project. For the purposes of NSP3, HUD defines “vicinity” and “proximity” as each neighborhood identified within this document as being the areas of greatest need.

The following are examples of activities that may be used to accomplish this initiative:
- Outreach to local area residents and businesses;
- Inclusion of Section 3 and other relevant language in all applicable contracts;
- Advertising of economic opportunities to local area residents and businesses

**Procedures for Preferences for Affordable Rental Dev.:**
Collier County will seek to implement procedures to create preferences for the development of affordable rental housing developed with NSP3 funds. For example, the County will solicit proposals from non-profit providers of affordable housing to specifically operate rental housing acquired and rehabilitated under NSP3. Additionally, the County will monitor the local housing market for eligible multi-family properties that come to market for acquisition and development as rental housing; ideally a contiguous collection of at least four (4) units will become available. This initiative will be especially important when serving the LH25 population under this activity.

**Grantee Contact Information:**
Collier County  
Public Services Division  
Housing, Human and Veteran Services

Director  
Marcy Krumbine  
marcykrumbine@colliergov.net

Manager Housing Development  
Frank Ramsey  
frankramsey@colliergov.net

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**Progress Toward Required Numeric Targets**

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**Progress Toward Activity Type Targets**

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The Collier County Board of County Commissioners executed the NSP3 contract with HUD on April 12, 2011. No program grant funds have been expended, nor have properties been acquired through NSP3. Collier County is contemplating how best to operate the NSP3 given the lessons learned from operating NSP1. Therefore, there is no data or information available for the approved activities.

### Overall Progress Narrative:

The Collier County Board of County Commissioners executed the NSP3 contract with HUD on April 12, 2011. No program grant funds have been expended, nor have properties been acquired through NSP3. Collier County is contemplating how best to operate the NSP3 given the lessons learned from operating NSP1. Therefore, there is no data or information available for the approved activities.

### Progress Toward National Objective Targets

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### Project Summary

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