Grantee:    Collier County, FL
Grant:      B-11-UN-12-0003
April 1, 2013 thru June 30, 2013 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-eight (28) 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 &ndash Golden Gate City (HUD Neighborhood ID 1108764)**

- Tier One &ndash Census Tract 0104.10
  - GeoID 1202192301263000010410U1
  - GeoID 1202192301263000010410U2
  - GeoID 1202192301263000010410U3

- Tier Two &ndash Census Tract 0104.09
  - GeoID 1202192301263000010409U1
  - GeoID 1202192301263000010409U2
  - GeoID 1202192301263000010409U3
  - GeoID 1202192301263000010409U4
  - GeoID 1202192301263000010409U5

- Tier Three &ndash Census Tract 0104.11
  - GeoID 1202192301263000010411U1
  - GeoID 1202192301263000010411U2
  - GeoID 1202192301263000010411U3
  - GeoID 1202192301263000010411R3
  - GeoID 1202192301263000010411R1

**Target Area Two &ndash East Naples Bayshore Gateway CRA (HUD Neighborhood ID 3981140)**

- Tier One &ndash Census Tract 0107.01
  - GeoID 1202192301263000010407U1

- Tier Two &ndash Census Tract 0107.09
  - GeoID 1202192301263000010409U1
  - GeoID 1202192301263000010409U2
  - GeoID 1202192301263000010409U3
  - GeoID 1202192301263000010409U4
  - GeoID 1202192301263000010409U5

- Tier Three &ndash Census Tract 0107.11
  - GeoID 1202192301263000010411U1
  - GeoID 1202192301263000010411U2
  - GeoID 1202192301263000010411U3
  - GeoID 1202192301263000010411R3
  - GeoID 1202192301263000010411R1
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 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

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.”

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:

NSP3 investment X Net proceeds = NSP3 amount to County
NSP3 investment + homeowner investment

homeowner investment X &nbs

Ensuring Continued Affordability:

p: Net proceeds = amount to homeowner
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:

a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities;
b) Aggregate assessed value of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such condition;
c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
d) Unsanitary or unsafe conditions;
e) Deterioration of site or other improvements;
f) Inadequate and outdated building density patterns;
g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality;
h) Tax or special assessment delinquency exceeding the fair value of the land;
i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality;

j) Incidence of crime in the area higher than in the remainder of the county or municipality;

k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality;

l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality;

m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area; or

n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.

However, the term &quot;vicinity&quot; as each neighborhood identified within this document as being the areas of greatest need.

Vicinity Hiring:

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

In 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) 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 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;

Housing Rehabilitation/New Construction Standards:

General Standards

All NSP3-assisted housing will be required to meet or exceed local and state building codes. All units that require rehabilitation must meet or exceed the current Florida Building Code (FBC). The current code applied in Collier County is 2007 FBC.

Collier County will incorporate energy-efficient, sustainable building practices, including the use of green building to provide long-term affordability and attractiveness within the community. Furthermore, Collier County encompasses a large coastal area that subjects the residents to the risk of hurricanes and severe flooding. As such, all NSP3-assisted housing will undergo hurricane hardening and damage mitigation, when feasible.

Required HUD Standards

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

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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:

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.

Community Development Systems
Disaster Recovery Grant Reporting System (DRGR)
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 to the best of its ability, 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

Interim Director
Kimberley Grant
kimberleygrant@colliergov.net

Manager of State and Federal Grants
Kristi Sonntag
kristisonntag@colliergov.net

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<th>Overall</th>
<th>This Report Period</th>
<th>To Date</th>
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Progress Toward Required Numeric Targets

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Progress Toward Activity Type Targets

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Progress Toward National Objective Targets

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<td>$971,042.00</td>
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Overall Progress Narrative:
At the end of the reporting period Habitat for Humanity the Developer for the County had acquired 23 properties for a total of $2,818,599.11. During the reporting period the Developer had also completed rehabilitation of 7 homes and had sold them to income qualified households. 6 of the homes met the LMMI threshold. 1 home met the LH25 category.
During the period the County also worked with the Developer and HUD guidance to amend the Developer agreement which will allow the County to meet the 100% expenditure deadline of March 2014. The Agreement was amended which returns to the County proceeds of the sale of NSP3 properties in the amount of $388,000. The proceeds will be recognized by the County and be classified as Program Income. The Program Income will be awarded to the Developer to acquire an additional 3-4 properties to rehabilitate and resell. This amendment will allow the County to timely meet the 100% expenditure deadline and will also enable the program to acquire an additional 3-4 foreclosed properties that would not have otherwise been assisted by the program.

Project Summary

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<th>Project #, Project Title</th>
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### Activities

**Grantee Activity Number:** NSP1 - Admin  
**Activity Title:** Administration

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#### Overall

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| Match Contributed                      | $0.00 | $0.00 |

#### Activity Description:

This activity will fund the cost of administering the NSP3 program for Collier County.

#### Location Description:

Collier County, Florida.

#### Activity Progress Narrative:

Administration of the NSP3 program.

#### Accomplishments Performance Measures

No Accomplishments Performance Measures found.
Beneficiaries Performance Measures
No Beneficiaries Performance Measures found.

Activity Locations
No Activity Locations found.

Other Funding Sources Budgeted - Detail
No Other Match Funding Sources Found

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Grantee Activity Number: NSP3 - B - Habitat - A/R - LH25
Activity Title: Acquisition & Rehabilitation (LH25)

Activity Category:
Acquisition - general

Project Number:
NSP3 - B - Acq/Rehab

Projected Start Date:
03/11/2011

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LH - 25% Set-Aside

Overall
Total Projected Budget from All Sources N/A $971,042.00
Total Budget $0.00 $971,042.00
Total Obligated $0.00 $971,042.00
Total Funds Drawdown $0.00 $0.00
  Program Funds Drawdown $0.00 $0.00
  Program Income Drawdown $0.00 $0.00
Program Income Received $0.00 $0.00
Total Funds Expended $94,299.12 $94,299.12
  Habitat for Humanity $94,299.12 $94,299.12
Match Contributed $0.00 $0.00

Activity Description:
Collier County has entered into a developer agreement with Habitat for Humanity to engage in acquisition and rehabilitation of properties located throughout Collier County. Habitat will engage in acquiring foreclosed and abandoned properties to be reimbursed by the County for the associated acquisition costs.

Collier County will also provide a developer fee to Habitat totaling $10,000 to acquire and rehabilitate the foreclosed and abandoned properties. The County will provide half of the developer fee upfront in the amount of $5,000 to Habitat when the developer has acquired a NSP3 property. Habitat as the developer will be required to rehab each acquired NSP3 home to County standards for resale to a NSP3 qualified buyer. Habitat will use private funds to engage in the rehabilitation of each NSP3 acquired property.

For this activity the developer will sell the rehabilitated property to a person meeting the LH25 beneficiary set aside requirement, the County will at that time pay the second half of the developer fee which amounts in $5,000 to Habitat. Collier County will continue to monitor the affordability requirements of each property until they expire.

NSP3
-LH25 Activity - $971,042.00
-LH25 Dev Fee - $80,000.00
-LH25 Total - $1,051,042.00

Location Description:
Target Area One &ndash 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
Beneficiaries Performance Measures

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Activity Progress Narrative:

During the reporting period one household qualified in the LH25 category.

Accomplishments Performance Measures

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Tier Three – Census Tract 0104.11

>Target Area Two – East Naples Bayshore Gateway CRA (HUD Neighborhood ID 3981140)
Tier One – Census Tract 0107.01

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Activity Locations

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Other Funding Sources Budgeted - Detail

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Grantee Activity Number: NSP3 - B - Habitat - A/R - LMMI
Activity Title: Acquisition & Rehabilitation (LMMH)

Activity Category: Acquisition - general
Project Number: NSP3 - B - Acq/Rehab
Projected Start Date: 03/11/2011
Projected End Date: 03/11/2014
Benefit Type: Direct (HouseHold)
National Objective: NSP Only - LMMI

Activity Status: Under Way
Project Title: B - Acq/Rehab
Completed Activity Actual End Date: 03/11/2014

Activity Description:
Collier County has entered into a developer agreement with Habitat for Humanity to engage in acquisition and rehabilitation of properties located throughout Collier County. Habitat will engage in acquiring foreclosed and abandoned properties to be reimbursed by the County for the associated acquisition costs. Collier County will also provide a developer fee to Habitat totaling $10,000 to acquire and rehabilitate the foreclosed and abandoned properties. The County will provide half of the developer fee upfront in the amount of $5,000 to Habitat when the developer has acquired a NSP3 property. Habitat as the developer will be required to rehab each acquired NSP3 home to County standards for resale to a NSP3 qualified buyer. Habitat will use private funds to engage in the rehabilitation of each NSP3 acquired property. For this activity the developer will sell the rehabilitated property to a person meeting the whose income does not exceed 120% of area median income, the County will at that time pay the second half of the developer fee which amounts in $5,000 to Habitat. Collier County will continue to monitor the affordability requirements of each property until they expire

Location Description:
Target Area One &ndash 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

Total Projected Budget from All Sources N/A $2,136,293.00
Total Budget $0.00 $2,136,293.00
Total Obligated $0.00 $2,136,293.00
Total Funds Drawdown $229,917.50 $1,411,259.68
  Program Funds Drawdown $229,917.50 $1,411,259.68
  Program Income Drawdown $0.00 $0.00
Program Income Received $0.00 $0.00
Total Funds Expended $781,666.22 $2,691,743.32
  Habitat for Humanity $781,666.22 $2,691,743.32
Match Contributed $0.00 $0.00

NSP3
>LMMI Activity - $2,254,707.00
>LMMI Dev Fee - $190,000.00
>LMMI Total - $2,444,707.00
Activity Progress Narrative:

During the reporting period the Developer sold 6 properties to households whose income qualifies as LMMI, 120% AMI or below. Habitat has continued to acquire property with NSP funds and rehabilitates them with private funds.

Accomplishments Performance Measures

<table>
<thead>
<tr>
<th>This Report Period</th>
<th>Cumulative Actual Total / Expected</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Total</td>
</tr>
<tr>
<td># of Properties</td>
<td>14</td>
</tr>
<tr>
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<td>23/21</td>
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<tr>
<td># of Parcels acquired voluntarily</td>
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<table>
<thead>
<tr>
<th>This Report Period</th>
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<tbody>
<tr>
<td></td>
<td>Total</td>
</tr>
<tr>
<td># of Housing Units</td>
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</tr>
<tr>
<td></td>
<td>15/21</td>
</tr>
<tr>
<td># of Singlefamily Units</td>
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Beneficiaries Performance Measures

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<tr>
<td></td>
<td>Total</td>
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<tr>
<td># of Permanent Jobs Created</td>
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<tr>
<td></td>
<td>0/0</td>
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<tr>
<td># of Households</td>
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<td>0/4</td>
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<tr>
<td># Owner Households</td>
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Activity Locations

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<thead>
<tr>
<th>Address</th>
<th>City</th>
<th>County</th>
<th>State</th>
<th>Zip</th>
<th>Status / Accept</th>
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<tbody>
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<td>2671 55th St SW</td>
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<td>Florida</td>
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No Other Match Funding Sources Found

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<td>Total Other Funding Sources</td>
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