

Grantee: Sarasota County, FL

Grant: B-11-UN-12-0017

April 1, 2020 thru June 30, 2020 Performance Report

Grant Number: B-11-UN-12-0017	Obligation Date:	Award Date:
Grantee Name: Sarasota County, FL	Contract End Date: 03/10/2014	Review by HUD: Reviewed and Approved
Grant Award Amount: \$3,949,541.00	Grant Status: Active	QPR Contact: Cindy Emshoff
LOCCS Authorized Amount: \$3,949,541.00	Estimated PI/RL Funds: \$1,261,342.15	
Total Budget: \$5,210,883.15		

Disasters:

Declaration Number

No Disasters Found

Narratives

Summary of Distribution and Uses of NSP Funds:

Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent or redevelop such homes and properties. At least 25% of funds will be used for households at or below 50% of the area median income.

How Fund Use Addresses Market Conditions:

Three neighborhoods in Sarasota County received a needs score of 20, demonstrating that they were the areas of greatest need. After conducting an analysis of the three areas, it was determined that the limited NSP3 funds should be used to assist an area in the City of North Port. Sarasota was awarded \$23 million in NSP2 funding and those funds have been used to address the needs in north Sarasota. These funds will be used to help address needs in south Sarasota County.

The City of North Port has been heavily impacted by the foreclosure crisis. Property values have decreased by 60% since 2005 and decreased another 10% during the past year. Four of the five areas that had the largest decline in property values are each in North Port. North Port lost 56 percent of its tax base since 2006.

The total needs in North Port are very large and cannot be impacted with the limited NSP3 funding that is available. HUD has determined that communities would need to purchase and rehabilitate 20% of the REO homes to make an impact in the area. It is estimated that NSP3 funding will be able to acquire only 18 homes. (HUD is not allowing communities to include potential NSP3 program income from the sale of these homes in this application). In addition, it is estimated that an additional 25 homes will be able to be acquired with State Housing Partnership Program and from NSP1 program income in North Port for a total of 43 homes.

The proposed NSP3 target area contains only a portion of the City of North Port to enable a concentration of purchases within a specific neighborhood. At the same time, the area is large enough to allow the program the opportunity to find low priced opportunities that may exist.

Ensuring Continued Affordability:

At the option of the nonprofit developer, NSP3 units may be placed in a Community Land Trust and subject to the resale restrictions or they may use a shared appreciation mortgage and be subject to the recapture provisions. In instances where the unit is placed in a land trust, a deed restriction will be placed on the property requiring that the housing can only be sold to family with an income less than 120% of the area median income for 99 years, which exceeds the HOME standard. Housing that benefited families with incomes less than 50% of the area median income will be required to be resold to families with incomes less than 50% of the median income for 20 years. For the remainder of the 99 year affordability period, the home will have to be sold to families with incomes less than 120% of the median income.

When a unit is not placed in a community land trust, a Shared Appreciation Mortgage (SAM) will be placed on the property requiring repayment of both the original amount of the loan, and also a portion of the appreciation on the property based upon the percentage of the purchase price provided by the subsidy. For example, on a \$100,000 sale receiving \$25,000 in subsidy, the recapture amount will be the original \$25,000 plus 25% of any appreciation. The SAM will allow the recapture of sufficient subsidy to assist subsequent purchasers. The SAM will not be forgiven over time so that whenever the property is sold the funds will be recaptured. This repayment requirement is infinite and thus exceeds the HOME standards. All recaptured funds will be used to assist families with income less than 120% of area median income.

Definition of Blighted Structure:

A blighted structure for the NSP program is defined as a property that is an unsafe structure under state law.



Definition of Affordable Rents:

“Affordable rents” is defined as the fair market rent for the area or the high HOME rent, whichever is lower. When there are five or more assisted units in the development, at least 20% of the assisted units must be initially occupied by very low income families and the rent may not exceed the low HOME rent or, if the unit receives federal rent subsidy and the family does not pay more than 30% of their income for rent, the rent allowable under the public housing or tenant based voucher program. NSP3 assisted units must charge an affordable rent and rent to eligible families for not less than 30 years, which exceeds the HOME standards. Those units initially leased to families earning less than 50% of the area median income that become vacant must be subsequently rented to families earning less than 50% of the area median income using the rental restrictions applicable to this income group.

Housing Rehabilitation/New Construction Standards:

The Sarasota Housing Rehabilitation Standards establish the requirements that all homes must meet, following the completion of any rehabilitation using federal, state or local funds. The standards require that, upon completion, all homes meet the following statutory requirements:

- Florida Existing Building Code
- Section 8 Housing Quality Standards
- HOME, CDBG and NSP program regulations (if applicable)
- SHIP program regulations (if applicable)

The rehabilitation standards also specify the types of products that must be installed to insure that any older obsolete products and appliances, such as windows, doors, lighting, hot water heaters, furnaces, boilers, air conditioning units, and refrigerators are replaced with Energy Star labeled products. The rehabilitation specifications require that water efficient toilets, showers and faucets be installed when these fixtures are replaced and that when windows are replaced that the home is hardened to mitigate the impact of hurricanes by installing either hardened windows or shutters. The Sarasota Housing rehabilitation Standards exceed the minimum energy star requirements. Because technology is improving and the cost for energy star appliances continues to decrease, the standards are constantly changing to provide the products with the lowest energy demand.

All gut rehabilitation and new construction must comply with the new construction standards contained in the Florida Building Code. The Florida Building Code requires the installation of energy efficient and green improvements. New homes and gut rehabilitation projects will also be required to meet the standard for Energy Star Qualified New Homes. Should there be any gut rehabilitation of mid or high rise multifamily housing, that housing must all be designed to meet the American Society of Heating, Refrigerating and Air Conditioning Engineers Standard 90.1J2004, Appendix G plus 20 percent.

The rehabilitation standards require compliance with the accessibility standards at 24 CFR part 8.

Vicinity Hiring:

Developers who hire new employees must, to the maximum extent possible, hire workers who live in the NSP3 program area and contract with small businesses that are either owned and operated by persons residing in the vicinity of the project. A provision will be inserted in all development agreements and contracts incorporating this requirement.

Procedures for Preferences for Affordable Rental Dev.:

The rental program will also be substantially the same as the NSP1 program being administered by OHCD for Sarasota County. Foreclosed and abandoned homes will be purchased and assigned to non-profit developers who will rehabilitate the homes in accordance with the Sarasota Housing

Rehabilitation Standards. All NSP3 funds lent to the non-profit developers for acquisition and rehabilitation will be made at a 0% interest rate and deferred until the properties are sold or no longer used for NSP3 activities. At that time, the amount of the NSP funds must be repaid to the NSP program for other eligible activities. To insure that the rents are affordable, the maximum that the non-profit developer will be able to charge for rent will be the HOME high rents. The subsidy will be structured to provide long term affordability.

Grantee Contact Information:

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Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$5,189,081.26
Total Budget	\$0.00	\$5,189,081.26
Total Obligated	\$0.00	\$4,837,730.56
Total Funds Drawdown	\$0.00	\$4,660,132.17
Program Funds Drawdown	\$0.00	\$3,445,595.46
Program Income Drawdown	\$0.00	\$1,214,536.71
Program Income Received	\$0.00	\$1,229,252.13
Total Funds Expended	\$0.00	\$4,707,782.12
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00



Progress Toward Required Numeric Targets

Requirement	Target	Actual
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$592,431.15	\$0.00
Limit on Admin/Planning	\$394,954.10	\$319,494.96
Limit on Admin	\$0.00	\$319,494.96
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$1,302,720.79	\$1,517,207.02

Overall Progress Narrative:

During the COVID-19 Stay at Home order issued by the Governor, no inspections of rental units occurred. However, OHCD continues to monitor income eligibility of any new tenants during the period of affordability and monitors the asset condition to ensure assets are properly maintained on the exterior. Virtual meeting was conducted with staff new to the Sarasota Housing Authority to discuss needed documentation and allowable rents as well as income verification. No new acquisitions were made during the period between 4-1-2020 and 6-30-2020.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
01, Administration	\$0.00	\$518,908.03	\$180,974.78
02, Acquisition/Rehab	\$0.00	\$4,670,173.23	\$3,264,620.68

