

Grantee: Titusville, FL

Grant: B-11-MN-12-0037

October 1, 2020 thru December 31, 2020 Performance Report

Grant Number: B-11-MN-12-0037	Obligation Date:	Award Date:
Grantee Name: Titusville, FL	Contract End Date: 03/10/2014	Review by HUD: Reviewed and Approved
Grant Award Amount: \$1,005,731.00	Grant Status: Active	QPR Contact: No QPR Contact Found
LOCCS Authorized Amount: \$1,005,731.00	Estimated PI/RL Funds: \$207,618.20	
Total Budget: \$1,213,349.20		

Disasters:

Declaration Number

No Disasters Found

Narratives

Summary of Distribution and Uses of NSP Funds:

The City will utilize NSP3 funds to redevelop demolished/vacant property acquired through the NSP1 program to provide homeownership opportunities, and acquire, rehabilitate, and lease foreclosed, abandoned, and vacant existing homes to provide permanent rentals. Project #1 Inspiration Village - This redevelopment will replace vacant/foreclosed condemned multi-family rental housing that was demolished and land banked in conjunction with the NSP1 program, which will promote a viable community. The now existing vacant site will be improved by constructing public utilities, streets, stormwater, and landscaping. The City anticipates constructing 9 single-family homes (4 with NSP1, 4 with NSP3 funds, and 1 with program income), on a first-come first-ready basis for qualified first-time homebuyers, and provide a Lease-Option Purchase for those households that our credit worthy but need a little extra time to work out minor credit issues to secure a loan. In addition, the Developer has implemented a Veteran's Donation Program to qualified Veterans who are First-Time Homebuyer clients. Models consists of 2, 3, and 4 bedroom options and all units will be built with energy star components. The City, through its Developers, will take affirmative marketing steps to provide information and otherwise attract eligible persons from all racial, ethnic, and gender groups in the housing market area. A wide range of marketing strategies will be implemented to ensure that eligible persons living city-wide have a reasonable opportunity to be informed about the affordable housing opportunities associated with the redevelopment. The City's First-Time Homebuyer Program is administered by a CHDO organization which qualifies the buyers, provides homebuyer counseling classes, determines household eligibility, determines clients debt-to-income ratios to ensure unit is affordable, and reviews mortgages to ensure affordability (max. 2 points origination and discount fees allowed, interest rates in excess of one percentage point above the average rate will be returned to the originating lender for re-negotiation of rate and may be subject to rejection of assistance to the client). FHA, VA, and Conventional mortgages are acceptable at a fixed rate of 20, 25, 30 or 40 years. For some buyers, a Lease-Option Purchase Program may be better suitable due to financial situations; in these cases a Lease-Option Purchase may be executed for 12 months, with an additional 12 month renewal option if needed. For those participating in the Veteran's Program, there will be no first or second payable mortgage; however, a 20 year lien will be placed on the property to ensure affordability. The City will be partnering with Habitat for Humanity and Brevard Community Partnership, Inc., a CHDO developer, for the redevelopment project. Homeowners participating in Habitat's program will receive financing through their program where applicable. The City will provide for a "local preference" when subcontracting all aspects of the project, including a contract stipulation that the Developer's hire locally and target small business that are owned and operated by persons residing in the vicinity of the project, should an increase in the workforce result from the award of the project. Please see activity #2 for rental housing preferences. , The City expects to receive approxi

Summary of Distribution and Uses of NSP Funds:

mately \$224,000 in program income derived from the sell of four NSP3 funded units, and will reuse those funds to provide direct homebuyer assistance for those households purchasing a home, as well as allocate funds to the Developers for direct redevelopment costs associated with construction costs. 25% of the program income received will be set-aside to assist 50% AMI or below households. Project #2 NBC Permanent Rental Housing- This activity will be concentrated in the South Street and Ind

How Fund Use Addresses Market Conditions:

The City will concentrate its NSP3 efforts in the same NSP1 target areas, with concentration on the DeLeon Avenue corridor located in the South Street Target Area (SSTA). The DeLeon Avenue corridor area is one of the hardest hit areas to be negatively affected by the increased number of vacant and abandoned buildings as a result of the national foreclosure crisis. The area is also seeing an increasing number of under maintained structures further indicating a decline in the area. Vacant properties can be costly and dangerous, reducing surrounding home values and spreading blight; this is notable along the DeLeon Avenue corridor. These vacant and under maintained properties have an adverse affect on the neighborhood and citywide stability and vitality. These vacant and under maintained properties further signal to the larger



community that a neighborhood is on the decline, undermining the sense of community and discouraging any further investments. These disinvestments often spread across neighborhoods and affect the overall health of the City. The City expects by redeveloping the property it will rapidly arrest the decline and result in further reinvestments in the neighborhood. The area consists generally of single-family homes mostly built before 1970 and is 90% improved with little opportunity to produce "new" affordable housing for those desiring to reside in the area. Recently the area has seen some signs of reinvestment with the production of new affordable rental housing; however, little or no single-family homes are being produced to fulfill homeownership needs. The City has held three community meetings to ascertain the interest, if any, in producing homeownership opportunities in the area, and received an overwhelming support and interest in such. As a result, a waiting list was established to track the need of those desiring to purchase a home at the proposed redeveloped site and the list currently exceeds the number of homes that could be built; therefore, the City believes that in spite of the number of foreclosures in the surrounding area the redevelopment would be successful and help to revitalize the target area and attract more investments in the community thereby reconnecting the target area with the economy and housing market. The redevelopment will increase sales of residential properties in the target area, and increase the median market value of real estate in the surrounding neighborhood. According to the HUD Foreclosure Need website, the DeLeon Avenue corridor area of the SSTA (census tract 607) scored a 20 out of a possible 20, exceeding the minimum score of 17. This area contains a total of 1754 residential units, with 373 being vacant. The data indicates that an estimated 21.5% of the mortgages are delinquent. As previously outlined, the City will concentrate on a portion of the greater SSTA as defined by the NSP3 Target Area Map generated from HUD's NSP Foreclosure Need Map tool (attached). According to the results of the defined target neighborhood using this tool, the City's NSP3 Target Area consists of a total of 2242 housing units with an overall NSP3 foreclosure need score of 19.85 out of possible 20, exceeding the minimum 17 required score. The City selected the "areas of greatest need" whose market conditions would support the local program and which would stabilize the community, early, t

How Fund Use Addresses Market Conditions:

The immediate surrounding neighborhoods within the South Street Target Area (SSTA). The target areas consists generally of single-family homes mostly built before 1970 and is 90% improved. According to the HUD Foreclosure Need website, the DeLeon Avenue corridor area of the City's SSTA scored a 20 out of a possible 20. This area contains a total of 1754 residential units, with 373 being vacant. The data indicates that an estimated 21.5% of the mortgages are delinquent, and th

Ensuring Continued Affordability:

Inspiration Village - The City's First-Time Homebuyer Program loan terms are provided in the form of a deferred payment loan (DPL) at a zero percent interest rate. The loan must be repaid in full in accordance with the program's resale restrictions, when the unit is sold, transferred, or is no longer the principal residence of the applicant or spouse during the affordability period. Assistance amounts and terms are as follows:

1. Under \$15,000 - 5 years, unforgiveable*
2. \$15,001 to \$40,000 - 10 years, first 5 years unforgiveable then 20% per year thereafter*;
3. More than \$40,000 - 15 years, first 5 years unforgiveable then 10% per year thereafter*.

*PLUS: % of pro-rated share of the difference between the sales price and the original purchase price; net closing costs, improvements, etc

Definition of Blighted Structure:

A structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare.

Definition of Affordable Rents:

The fair market rent for existing housing for comparable units in the area as established by HUD under 24 CFR 888.111; or that the monthly rent and utilities, where applicable, do not exceed thirty (30) percent of the adjusted household income.

Housing Rehabilitation/New Construction Standards:

Those standards found in the City of Titusville Housing Rehabilitation Program General Specifications and/or Florida Existing Building Code and Minimum Housing Standards, as applicable. The City's Standards include energy star components.

- All gut rehabilitation or new construction of residential buildings up to three stories will be designed to meet the standard for Energy Star Qualified New Homes.

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All gut rehabilitation or new construction of mid or high rise multifamily units will be designed to meet American Society of Heating , Refrigerating , and Air-Conditioning Engineers Standard 90.1-2004, Appendix G plus 20% (which is the Energy Star standard for multi-family buildings piloted by EPA and Dept. of Energy) .

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

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Where relevant, the housing units will be improved to mitigate the impact of disasters (e.g., earthquake, hurricane, flooding, fires).

Vicinity Hiring:

The City will provide for a "local preference" when subcontracting all aspects of the project, including a contract stipulation that sub-recipients/developers hire locally and target small businesses that are owned and operated by persons residing in the vicinity of the project should an increase in the workforce result from the award of the project.



Procedures for Preferences for Affordable Rental Dev.:

See NBC Rental Housing project. The City has set aside 25% of its NSP3 original allocation for this project as a preference for affordable rental development. This project is projected to produce three affordable rental housing units back to the community, thereby increasing the availability and addressing the demand for such.

Grantee Contact Information:

Terrie Franklin, Neighborhood Services Director
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 Titusville, FL 32781
 terrie.franklin@titusville.com
 321-567-3783

Overall	This Report Period	To Date
Total Projected Budget from All Sources	\$0.00	\$1,212,623.32
Total Budget	\$0.00	\$1,212,623.32
Total Obligated	\$0.00	\$1,212,623.32
Total Funds Drawdown	\$0.00	\$1,184,181.90
Program Funds Drawdown	\$0.00	\$976,926.64
Program Income Drawdown	\$0.00	\$207,255.26
Program Income Received	\$0.00	\$207,618.20
Total Funds Expended	\$0.00	\$1,187,090.25
HUD Identified Most Impacted and Distressed	\$0.00	\$0.00
Other Funds	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

Funds Expended

Overall	This Period	To Date
Brevard Community Partnership, Inc.	\$ 0.00	\$ 0.00
City of Titusville	\$ 0.00	\$ 1,187,090.25
Habitat for Humanity of Brevard County, Inc.	\$ 0.00	\$ 0.00

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	99.99%	.00%	.00%
Minimum Non Federal Match	\$.00	\$243,820.60	\$.00
Overall Benefit Amount	\$121,322,786.51	\$.00	\$.00
Limit on Public Services	\$150,859.65	\$.00	\$.00
Limit on Admin/Planning	\$100,573.10	\$100,573.10	\$.00
Limit on Admin	\$.00	\$100,573.10	\$.00
Most Impacted and Distressed	\$.00	\$.00	\$.00
Progress towards LH25 Requirement	\$303,337.30		\$434,536.84

Overall Progress Narrative:

NO ACTIVITY TO REPORT.

ALL ACTIVITIES ENDED LAST YEAR 10/1/2019 WHEN THE LAST HOME WAS DONATED.

NO EXPENDITURES TO REPORT.

ANY ADJUSTMENTS WILL BE FIXED WITH THE FINAL QPR 3/31/2021



Project Summary

Project #, Project Title

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NSP3-1, Inspiration Village	\$0.00	\$861,343.35	\$635,243.88
NSP3-2, NBC Rental Housing	\$0.00	\$251,433.00	\$251,432.75
NSP3-3, Admin	\$0.00	\$100,573.10	\$90,250.01

