

Neighborhood Stabilization Program -3 (NSP-#)

Substantial Amendment to the City of Orlando 2010 Annual Action Plan

Due March 1, 2011

NSP3 Grantee Information

NSP3 Program Administrator Contact Information	
Name (Last, First)	Lelia Allen
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Areas of Greatest Need
<p>The City of Orlando has identified the following neighborhood area for the implementation of the Neighborhood Stabilization Program 3: The neighborhoods within the area bordered by S. Conway Road, Curry Ford Road, Semoran Boulevard and Lake Underhill Rd.</p>

Map Submission
<p>The map generated from the HUD NSP3 Mapping Tool for Preparing Action Plan website is included as Exhibit A.</p>

Data Sources Used to Determine Areas of Greatest Need

Describe the data sources used to determine the areas of greatest need.
<p>Response:</p> <ol style="list-style-type: none"> 1. HUD mapping tool was the main source of statistical data used to search target areas. The results can be found in the HUD mapping website http://www.huduser.org/nsp/nsp3.html) 2. MLS or Multiple Listing Service is used by Realtors to pool housing information. It was used to supplement our data. Web site is www.mfr.mlxchange.com. 3. REO or Real Estate Owned is normally the foreclosure listings from banks. We also used lenders websites, such as HOMEPATH to check some listings. 4. Orlando Map Works, a management tool through the City of Orlando, was used to find data by district. 5. The NSP 3 Administrator signed up for LOOP NET listing services, which provided “for sale” listing data mainly for multifamily dwellings. The website is www.loopnet.com. 6. Previous NSP1 experience in resale, rental and rehabilitation was also a major factor in deciding the new suggested target area. 7. NSP3 Planning Data –http://www.huduser.org/nsp/nsp3.html (see Exhibit B)

Determination of Areas of Greatest Need and Applicable Tiers

Describe how the areas of greatest need were established and whether a tiered approach is being utilized to determine the distribution of funding.
<p>Response:</p> <p>In order to target areas of greatest need where a significant impact could be realized, we analyzed the data from our larger NSP 1 target areas. We pulled reports for the neighborhood and selected the one with the highest scores which is near 20 and is above the State’s minimum thresh hold of 17. The area</p>

selected has an NSP3 Neighborhood score of 19 and a threshold for impact of 17. To further drill down for impact, we selected those neighborhoods that met the Area Benefit Eligibility, the number of units required to make an impact and the amenities of the neighborhood that would make it sellable or attractive to prospective buyers or renters.

We were concerned that foreclosure rate data reviewed at this point in time (or on the HUD mapping tool, from June of 2010) would be a different scenario in September or October of 2011 when the program would actually begin. To address this, we reviewed the United States Postal Service data for the number of vacancies over ninety days. We also reviewed data on home value changes along with the unemployment data for the specific neighborhood. Based on vacancies, home value decreases and high rates of unemployment; we felt we could anticipate enough foreclosures in the area in 2011 to meet the impact number of 17. Local market conditions were assessed through www.mfrmlxchange.com, www.Orlrealtor.com, MLS and www.huduser.org/Datasets/nsp.html and reveal that during 2010, 63 homes were listed in the neighborhood, market prices were up by 6% in the last quarter (Oct – Dec 2010), the average active listing price was \$117,169.95 and the average sales price was \$113,206 with a prevailing interest rate of 4.92%. Currently, it takes 13.57 weeks to sell homes in the neighborhood; homes are listed for approximately 10.57 weeks and most homes are FHA financed, indicating ownership by LMI. In 2010 there were 27 foreclosed units, currently 80 units are delinquent. In this neighborhood 42% of sales were foreclosed homes and the neighborhood has an unemployment rate of 10.9%. This demonstrates that there is a market for acquisition and resale of single family homes. Data supports the use of NSP3 funds to sustain the neighborhood. The above data, combined with the City’s experience implementing NSP1 in the area, were criteria used to determine the target neighborhood. The City will not use a tiered approach.

No properties acquired will result in displacement.

Definitions and Descriptions

Term	Definition
Blighted Structure	“Blighted structure” is a building that is not being maintained to the City of Orlando’s minimum housing standards and exhibits common housing violations such as peeling paint, rotting wood, damaged electrical and plumbing fixtures, plumbing leaks, roof leaks, and other violations that are typically indicative of poor maintenance or neglect, unsanitary or unsafe conditions.
Affordable Rents	Rental fees that are subject to controls designed to ensure that payments are reasonable for households at 50% or less of the area median income (AMI). The NSP assisted units in a rental housing project must be occupied only by households that are under 50% of AMI for the length of the affordability period. For the purpose of NSP, the affordable rents shall be consistent with HOME rent requirements.

Descriptions

Term	Definition
Long-Term Affordability	Properties for sale: A restrictive covenant will be placed on the property to ensure that it remains an affordable home for low, moderate and middle (LMMI) income households for a prescribed period of time The restricted covenant shall be in effect for a period based on the level of assistance that exceeds the HOME requirements (See Exhibit “C”).

	<p>The property shall at all times be occupied as the principal residence of the owner and shall not be rented, leased, or sold. If the property is initially sold to a low, moderate or middle income buyer, the property must be resold only to another low, moderate or middle income buyer. The restrictive covenant shall run with the land; however, the restrictions shall terminate in the event of foreclosure, transfer in lieu of foreclosure, or assignment of an FHA insured mortgage to the Department of the Housing and Urban Development (HUD).</p> <p>Properties for Rent: A restrictive covenant will be placed on the property to ensure that it remains an affordable development for households at 50% or below AMI for a prescribed period of time. The restrictive covenant will remain in effect for the entire affordability period of thirty (30) years which exceeds HOME requirements. The covenant and restrictions shall run with the land and shall be binding on future owners of the property. Annual on-site monitoring will be conducted to ensure that NSP assisted units are occupied by eligible households and that the property continues to meet Housing Quality Standards.</p>
Housing Rehabilitation Standards	<p>The rehabilitation of properties shall comply with the requirements detailed in the Dodd-Frank Act for NSP3 and the City's rehabilitation specifications, which can be accessed at www.cityoforlando.net/housing/</p> <p>The staff of the City of Orlando Housing and Community Development Department will be responsible for the inspection of homes to ensure that the City's NSP rehabilitation requirements are met.</p>

Low-Income Targeting

Low-Income Set-Aside Amount

Identify the estimated amount of funds appropriated or otherwise made available under the NSP3 to be used to provide housing for individuals or families whose incomes do not exceed 50 percent of area median income. 25%

Response:

Total low-income set-aside **percentage** (must be no less than 25 percent): 25.00%

Total funds set aside for low-income individuals = \$773,784.25 or 25% of \$3,095,137

Meeting Low-Income Target

Provide a summary that describes the manner in which the low-income targeting goals will be met.

Response:

The City will partner with one or more not for profit partners with an extensive history and success in providing affordable rental units.

The city will enter into agreements with the not-for-profits to purchase and rehabilitate five (5) single family homes, duplexes and/or small multifamily units within the three year period for occupancy by low income households under 50% of AMI. The City will seek partners who have demonstrated development and property management experience. The not for profits will own and manage the unit(s) for 30 years.

Acquisition and Relocation - Demolition or Conversion of LMI Units

Does the grantee intend to demolish or convert any low- and moderate-income dwelling units (i.e., ≤ 80% of area median income)?	no
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If yes, fill in the table below.

Question	Number of Units
The number of low- and moderate-income dwelling units—i.e., ≤ 80% of area median income—reasonably expected to be demolished or converted as a direct result of NSP-assisted activities.	n/a
The number of NSP affordable housing units made available to low-, moderate-, and middle-income households—i.e., ≤ 120% of area median income—reasonably expected to be produced by activity and income level as provided for in DRGR, by each NSP activity providing such housing (including a proposed time schedule for commencement and completion).	n/a
The number of dwelling units reasonably expected to be made available for households whose income does not exceed 50 percent of area median income.	n/a

Vicinity Hiring

All NSP3 subrecipients, contractors and subcontractors will be required to demonstrate efforts to achieve Vicinity Hiring during the contracting and rehabilitation process through the following actions: placing signs or posters regarding hiring in prominent places within the development; distributing employment flyers to the residents at these developments, posting employment flyers in the area of the developments; maintaining a log of all applicants and indicate the reasons why vicinity residents who applied were not hired; retaining copies of any employment applications completed by public housing Section 8 certificate or voucher holders or other Section 3 residents; sending a notice about vicinity hiring and Section 3 training and employment requirements and opportunities to vicinity labor organizations or to worker representatives with whom the firm has agreements. The City will provide one on one training to selected partners.

These efforts are to provide for the hiring of qualified employees who reside in the vicinity of NSP3 projects and contracts with qualified small businesses that are owned and operated by persons residing within the target area vicinity. Subrecipients, contractors and subcontractors will be required to complete the “NSP3 Vicinity Hiring” form See “**Exhibit F**”

Public Comment

Briefly describe how the grantee followed its citizen participation plan regarding this proposed substantial amendment or abbreviated plan.

The City published the DRAFT of the “Neighborhood Stabilization Program (3) Substantial Amendment to the Consolidated Plan and 2010 Housing & Community Development Action Plan” and posted it to the City’s website www.cityoforlando.net/housing on Thursday, January 20, 2011. Citizens were asked to submit comments within a fifteen day period. The NSP3 Substantial Amendment was presented to City Council for approval during the Monday, February 7, 2011 regularly scheduled and publicly posted meeting.

Summary of Public Comments Received.

The summary of public comments received is included as an attachment.

Or: No comments were received.

Activity Number 1: Purchase and rehabilitate single family homes and multifamily residential properties that have been abandoned or foreclosed upon, in order to sell such homes and properties to LMMI income households.

Activity Name	Acquisition, Rehabilitation and Resale for Homeownership
Use	<input checked="" type="checkbox"/> Eligible Use B: Acquisition, Rehabilitation, Disposition and Homeownership
CDBG Activity or Activities	24CFR 570.201(a)(b)(n) and 570.202
National Objective	Benefit to LMMI Households
Activity Description	<p>Local market conditions were assessed through www.mfrmlxchange.com, www.Orlrealtor.com, MLS and www.huduser.org/Datasets/nsp.html and reveal that during 2010, 63 homes were listed in the neighborhood, market prices were up by 6% in the last quarter (Oct – Dec 2010), the average active listing price was \$117,169.95 and the average sales price was \$113,206 with a prevailing interest rate of 4.92%. Currently, it takes 13.57 weeks to sell homes in the neighborhood; homes are listed for approximately 10.57 weeks and most homes are FHA financed, indicating ownership by LMI. In 2010 there were 27 foreclosed units, currently 80 units are delinquent. In this neighborhood 42% of sales were foreclosed homes and the neighborhood has an unemployment rate of 10.9%. This demonstrates that there is a market for acquisition and resale of single family homes. Data supports the use of NSP3 funds to sustain the neighborhood. The above data, combined with the City’s experience implementing NSP1 in the area, were criteria used to determine the target neighborhood. To address the area condition, approximately twelve (12) housing units are proposed to be acquired, rehabilitated and resold to eligible buyers. Program income from this activity will be used to acquire, rehabilitate and resell additional housing units. The City is addressing the needs for rental with NSP3 through a partnership with a not-for-profit agency. (Please see “Activity 2”)</p> <p>Expected start date is October 2011 and completion within three years.</p> <p>NSP3 funds will be expended to acquire, rehabilitate and resell approximately 12 properties for homeownership. The cost to acquire, rehabilitate and resell these properties is estimated to be \$167,653.25 each. Properties will be acquired at 1% or more discount.</p> <p>Continued affordability will be insured through an executed restrictive covenant, restricting the use of the home to owners at or below 120% AMI for a period of seven to twenty years, depending on the level of assistance.</p> <p>Affordability period for each property will be based on the amount of assistance received as a disposition cost. See Exhibit C.</p>
Financing	The City will partner with the Orange County Housing Finance Authority to provide financing to buyers of NSP3 properties. The Orange County Housing Finance Authority Bond program/Down Payment Assistance Program will provide the FHA first mortgage, in addition to up to \$7,500 of down payment for these properties. If needed, the City will provide up to 40% of the sales price as a disposition cost to cover additional costs such as: (1) closing costs, (2)required escrows/pre-pays, and (3) loan principal reduction. For

	disposition cost there is a zero percent (0%) interest rate. An average amount of up to \$ 15,000 in Rehabilitation costs will be leveraged with HOME funds for each property.	
Affordability Period	Affordability period for each property will be based on the amount of assistance received as a disposition cost. See Exhibit C .	
Vicinity Hiring	<p>All NSP3 subrecipients, contractors and subcontractors will be required to demonstrate efforts to achieve Vicinity Hiring during the contracting and rehabilitation process through the following actions: placing signs or posters regarding hiring in prominent places within the development; distributing employment flyers to the residents at these developments, posting employment flyers in the area of the developments; maintaining a log of all applicants and indicate the reasons why vicinity residents who applied were not hired; retaining copies of any employment applications completed by public housing Section 8 certificate or voucher holders or other Section 3 residents; sending a notice about vicinity hiring and Section 3 training and employment requirements and opportunities to vicinity labor organizations or to worker representatives with whom the firm has agreements. The City will provide one on one training to selected partners.</p> <p>These efforts are to provide for the hiring of qualified employees who reside in the vicinity of NSP3 projects and contracts with qualified small businesses that are owned and operated by persons residing within the target area vicinity. Subrecipients, contractors and subcontractors will be required to complete the "NSP3 Vicinity Hiring" form See "Exhibit F"</p>	
Location Description	Target Area - See area of Greatest Need and " <i>Exhibit A</i> " for map.	
Budget	Source of Funding	Dollar Amount
	NSP3 Acquisition, Rehabilitation, Disposition and Homeownership	\$2,011,839
	Leverage Sources	
	Orange County Housing Finance Corp – up to \$90,000 in private financing and \$7,500 in down payment assistance per home buyer (Exhibit "E")	\$1,170,000
	HOME – Up to \$15,000 per unit for rehabilitation costs (Exhibit "E")	\$180,000
Total Budget for Activity		\$3,361,839
Performance Measures	Approximately twelve (12) housing units will be acquired, rehabilitated, disposed and resold to households earning income at or below 120% of AMI.	
Projected Start Date	October 1, 2011	
Projected End Date	June 1, 2014 or 3 years from execution of NSP3 grant agreement	
Responsible Organization	Name	City of Orlando HCD
	Location	400 S. Orange Ave., Orlando, FL
	Administrator Contact Info	Lelia Allen, 407/246-2292 Lelia.Allen@cityoforlando.net

Activity Number 2: Purchase and rehabilitate single family homes and multifamily residential properties that have been abandoned or foreclosed upon, in order to rent such homes and properties

Activity Name	Acquisition and Rehabilitation - Rental
Use	<input type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation
CDBG Activity or Activities	24CFR570.201 (a) (b) and 570.202
National Objective	Benefit LMMI
Activity Description	<p>To assess the need for rental housing, data from the subdivisions within the target area were analyzed and revealed there are approximately 1819 single family units of which, 383 are rentals. Overall rents in the area are at or below Fair Market Rent (FMR). The area has an unemployment rate of 10.9% and a vacancy rate of approximately 5%. This data supports a continued need for affordable housing in the target area.</p> <p>To promote high occupancy ratios and ensure continued affordable rentals, 25% of the City's NSP 3 allocation will be used to acquire and rehab units, and create long term affordable rental housing for very low income households at or below 50% AMI.</p> <p>NSP3 funds will be expended to acquire and rehabilitate approximately five (5) units to be leased to income eligible renters under 50% of AMI. The cost to acquire and rehabilitate these properties is estimated to be \$154,756.85 each. Properties will be acquired at 1% or more discount.</p> <p>\$15,000 in Rehabilitation costs will be leveraged with City of Orlando HOME funds for each unit. An affordability period of 30 years will apply.</p> <p>Expected start date is October 2011 and completion in June of 2014. Continued affordability will be insured through an executed restrictive covenant, restricting the use of the home to owners at or below 120% AMI for a period of seven to twenty years, depending on the level of assistance.</p> <p>Affordability period for each property will be based on the amount of assistance received as a disposition cost. See Exhibit C.</p>
Rental Preference	<p>The City will contract with partner(s) who are experienced in rental development and management of affordable housing. The NSP 3 Rental Housing will be available to low income residents whose household incomes are under 50% of the AMI. In our selected neighborhood, our impact number of five (5) meets the rental needs of the neighborhood.</p> <p>Additionally, NSP3 partner(s) will be encouraged to work with local recipients of the American Recovery and Reinvestment Act (A.R.R.A.) Homelessness Prevention and Rapid Rehousing Program (HPRP) and the local recipient of the Continuum of Care (CoC) Demonstration grant for Rapid Re-housing to find eligible households to rent the properties once they have been rehabilitated.</p>
Vicinity Hiring	<p>All NSP3 subrecipients, contractors and subcontractors will be required to demonstrate efforts to achieve Vicinity Hiring during the contracting and rehabilitation process through the following actions: placing signs or posters regarding hiring in prominent places within the development; distributing employment flyers to the residents at these developments, posting employment flyers in the area of the developments; maintaining a log of all applicants and indicate the reasons why vicinity residents who applied were</p>

	not hired; retaining copies of any employment applications completed by public housing Section 8 certificate or voucher holders or other Section 3 residents; sending a notice about vicinity hiring and Section 3 training and employment requirements and opportunities to vicinity labor organizations or to worker representatives with whom the firm has agreements. The City will provide one on one training to selected partners. These efforts are to provide for the hiring of qualified employees who reside in the vicinity of NSP3 projects and contracts with qualified small businesses that are owned and operated by persons residing within the target area vicinity. Subrecipients, contractors and subcontractors will be required to complete the "NSP3 Vicinity Hiring" form See " Exhibit F "	
Location Description	Target Area - See area of Greatest Need and " <i>Exhibit A</i> " for map.	
Budget	Source of Funding	Dollar Amount
	NSP3 Acquisition and Rehabilitation	\$773,784
	Leverage Sources	
	HOME – Up to \$15,000 per unit for rehabilitation costs (<i>Exhibit "E"</i>)	\$75,000
Total Budget for Activity	\$848,784	
Performance Measures	Approximately five (5) properties will be acquired, rehabilitated and leased to renters with household income less than 50% of the Area Median Income.	
Projected Start Date	October 1, 2011	
Projected End Date	June 1, 2014 or 3 years from execution of NSP3 grant agreement	
Responsible Organization	Name	City of Orlando HCD
	Location	400 S. Orange Ave., Orlando, FL
	Administrator Contact Info	Lelia Allen, 407/246-2292 Lelia.Allen@cityoforlando.net

Activity Number 3: Planning and Administration

Activity Name	Planning and Administration
Use	<input type="checkbox"/> Planning and Administration
CDBG Activity or Activities	24 CFR 570.205 and 24 CFR 570.206: Cost of Administration and Planning
National Objective	n/a
Activity Description	The City of Orlando Housing and Community Development Department shall be responsible for administering the Neighborhood Stabilization Program 3 (NSP3), including developing the plan, coordinating public hearings, coordinating the application process, monitoring and implementing the plan, reporting on plan activities and all other activities associated with NSP3. The City of Orlando proposes to spend ten (10) % of NSP3 funds from each fiscal year of the duration of the program on administrative costs. This expenditure will assist in paying for workshops and training, project feasibility studies, office supplies and expenses, advertising and marketing, and salaries associated with implementing the NSP3 plan. Consultants may be hired to conduct certain studies and to deliver services.
Location Description	Target Area - See area of Greatest Need and " <i>Exhibit A</i> " for map.

Budget	Source of Funding	Dollar Amount
	NSP3	\$ 309,513.00
Total Budget for Activity		\$ 309,513.00
Performance Measures	n/a	
Projected Start Date	October 1, 2011	
Projected End Date	June 1, 2014	
Responsible Organization	Name	City of Orlando HCD
	Location	400 S. Orange Ave., Orlando, FL
	Administrator Contact Info	Lelia Allen, 407/246-2292 Lelia.Allen@cityoforlando.net

Certifications

Certifications for State and Entitlement Communities

(1) **Affirmatively furthering fair housing.** The jurisdiction certifies that it will affirmatively further fair housing, which means that it will conduct an analysis to identify impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting the analysis and actions in this regard.

(2) **Anti-displacement and relocation plan.** The applicant certifies that it has in effect and is following a residential anti-displacement and relocation assistance plan.

(3) **Anti-lobbying.** The jurisdiction must submit a certification with regard to compliance with restrictions on lobbying required by 24 CFR part 87, together with disclosure forms, if required by that part.

(4) **Authority of jurisdiction.** The jurisdiction certifies that the consolidated plan or abbreviated plan, as applicable, is authorized under state and local law (as applicable) and that the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations and other program requirements.

(5) **Consistency with plan.** The jurisdiction certifies that the housing activities to be undertaken with NSP funds are consistent with its consolidated plan or abbreviated plan, as applicable.

(6) **Acquisition and relocation.** The jurisdiction certifies that it will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601), and implementing regulations at 49 CFR part 24, except as those provisions are modified by the notice for the NSP program published by HUD.

(7) **Section 3.** The jurisdiction certifies that it will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u), and implementing regulations at 24 CFR part 135.

(8) **Citizen participation.** The jurisdiction certifies that it is in full compliance and following a detailed citizen participation plan that satisfies the requirements of Sections 24 CFR 91.105 or 91.115, as modified by NSP requirements.

(9) **Following a plan.** The jurisdiction certifies it is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD. [Only States and entitlement jurisdictions use this certification.]

(10) **Use of funds.** The jurisdiction certifies that it will comply with the Dodd-Frank Wall Street Reform and Consumer Protection Act and Title XII of Division A of the American Recovery and Reinvestment Act of 2009 by spending 50 percent of its grant funds within 2 years, and spending 100 percent within 3 years, of receipt of the grant.

(11) **The jurisdiction certifies:**

that all of the NSP funds made available to it will be used with respect to individuals and families whose incomes do not exceed 120 percent of area median income; and

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low- and moderate-income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if NSP funds are used to pay the proportion of a fee or assessment attributable to the capital costs of public improvements (assisted in part with NSP funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. In addition, with respect to properties owned and occupied by moderate-income (but not low-income) families, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than NSP funds if the jurisdiction certifies that it lacks NSP or CDBG funds to cover the assessment.

(12) **Excessive force.** The jurisdiction certifies that it has adopted and is enforcing:
A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in nonviolent civil rights demonstrations; and
A policy of enforcing applicable state and local laws against physically barring entrance to, or exit from, a facility or location that is the subject of such nonviolent civil rights demonstrations within its jurisdiction.

(13) **Compliance with anti-discrimination laws.** The jurisdiction certifies that the NSP grant will be conducted and administered in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), the Fair Housing Act (42 U.S.C. 3601-3619), and implementing regulations.

(14) **Compliance with lead-based paint procedures.** The jurisdiction certifies that its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K, and R of this title.

(15) **Compliance with laws.** The jurisdiction certifies that it will comply with applicable laws.

(16) **Vicinity hiring.** The jurisdiction certifies that it will, to the maximum extent feasible, provide for hiring of employees that reside in the vicinity of NSP3 funded projects or contract with small businesses that are owned and operated by persons residing in the vicinity of NSP3 projects.

(17) **Development of affordable rental housing.** The jurisdiction certifies that it will abide by the procedures described in its NSP3 Abbreviated Plan to create preferences for the development of affordable rental housing for properties assisted with NSP3 funds.

Signature/Authorized Official

Date

Title

Application for Federal Assistance SF-424		Version 02
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text"/>		4. Applicant Identifier: <input type="text"/>
5a. Federal Entity Identifier: <input type="text"/>		* 5b. Federal Award Identifier: <input type="text"/>
State Use Only:		
6. Date Received by State: <input type="text"/>		7. State Application Identifier: <input type="text"/>
8. APPLICANT INFORMATION:		
* a. Legal Name: <input type="text"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text"/>		* c. Organizational DUNS: <input type="text"/>
d. Address:		
* Street1:	<input type="text"/>	
Street2:	<input type="text"/>	
* City:	<input type="text"/>	
County:	<input type="text"/>	
* State:	<input type="text"/>	
Province:	<input type="text"/>	
* Country:	<input type="text"/> USA: UNITED STATES	
* Zip / Postal Code:	<input type="text"/>	
e. Organizational Unit:		
Department Name: <input type="text"/>		Division Name: <input type="text"/>
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <input type="text"/>	* First Name: <input type="text"/>	
Middle Name: <input type="text"/>		
* Last Name: <input type="text"/>		
Suffix: <input type="text"/>		
Title: <input type="text"/>		
Organizational Affiliation: <input type="text"/>		
* Telephone Number: <input type="text"/>		Fax Number: <input type="text"/>
* Email: <input type="text"/>		

Exhibit "A"

WEDNESDAY, JANUARY 26, 2011



Site Map | Print | Font A A A | SHARE | f | t | e

HOME ABOUT PD&R RESEARCH FINDER PERIODICALS DATA SETS QUICK LINKS CONTACT US



Neighborhood Stabilization Program Grants

The Neighborhood Stabilization Program (NSP) provides grants to address the problems associated with homes that have been foreclosed upon and are creating economic problems for their communities.

Enter an Address, city or state Go

Select a State Select a County Go

Map Options : Clear | Reset

Click Mode: Zoom | Info

NSP3 Legend (%): ■ Tract Outline

LOG OUT

NSP3 Options

15 Current Zoom Level

Show Tracts Outline (Zoom 11+)

DRAW FINISH

VIEW DATA

VIEW PROJECTS

The NSP3 mapping tool now provides a summary NSP3 score for all projects drawn. Click on "View Projects", which will list all of the projects (target areas) that have data calculated. It shows the NSP3 score for each target area along with the total estimated housing units in that area. At the bottom of the list is a sum of all housing units in all target areas and the NSP3 score for all target areas drawn. Grantees are advised to know their state minimum and if the summary score is less than the state minimum the grantee should delete, add, or revise target areas. Note that if you delete or add, the tool only recalculates after you close the "View Projects" box and reopen it. HUD also advises grantees to think carefully about the size of their target areas in total. If those target areas have a very large number of total housing units relative to the dollars available, HUD will likely ask that the grantee reduce the number and/or size of their target areas.

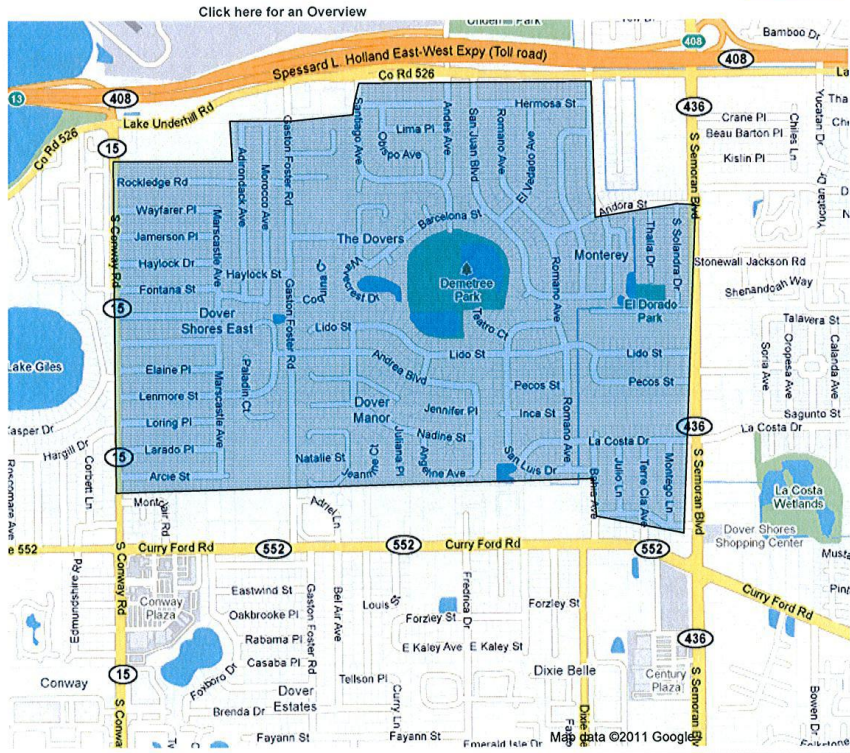


Exhibit "B "

Neighborhood ID: 1070312

NSP3 Planning Data

Grantee ID: 1222920E

Grantee State: FL

Grantee Name: ORLANDO

Grantee Address: 400 S. Orange Ave 6th floor Orlando Florida 32802

Grantee Email: Inalbert.ramos@cityoforlando.net

Neighborhood Name: T1.2 Dover Shore North

Date: 2010-12-14 00:00:00

NSP3 Score

The neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 19

State Minimum Threshold NSP3 Score: 17

Total Housing Units in Neighborhood: 1832

Area Benefit Eligibility

Percent Persons Less than 120% AMI: 72.85

Percent Persons Less than 80% AMI: 52.82

Neighborhood Attributes (Estimates)

Vacancy Estimate

USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current for potentially serious blight problem.

The USPS "NoStat" indicator can mean different things. In rural areas, it is an indicator of vacancy. However, it can also be an address that has been issued but not ever used, it can indicate units under development, and it can be a very distressed property (most of the still flood damaged properties in New Orleans are NoStat). When using this variable, users need to understand the target area identified. In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 1846

Residential Addresses Vacant 90 or more days (USPS, March 2010): 105

Residential Addresses NoStat (USPS, March 2010): 4

Foreclosure Estimates

HUD has developed a model for predicting where foreclosures are likely. That model estimates serious delinquency rates using data on the leading causes of foreclosures - subprime loans (HMDA Census Tract data on high cost and highly leveraged loans), increasing unemployment (BLS data on unemployment rate change), and fall in home values (FHFA data on house price change). The predicted serious delinquency rate is then used to apportion the state total counts of foreclosure starts (from the Mortgage Bankers Association) and REOs (from RealtyTrac) to individual block groups.

Total Housing Units to receive a mortgage between 2004 and 2007: 713

Percent of Housing Units with a high cost mortgage between 2004 and 2007: 29.9

Percent of Housing Units 90 or more days delinquent or in foreclosure: 18.1

Number of Foreclosure Starts in past year: 80

Number of Housing Units Real Estate Owned July 2009 to June 2010: 24

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a visible impact on the neighborhood. Nationwide there have been over 1.9 million foreclosure completions in the past two years. NSP 1, 2, and 3 combined are estimated to only be able to address 100,000 to 120,000 foreclosures. To stabilize a neighborhood requires focused investment.

Estimated number of properties needed to make an impact in identified target area (20% of REO in past year): 16

Supporting Data

Metropolitan Area (or non-metropolitan area balance) percent fall in home value since peak value (Federal

Housing Finance Agency Home Price Index through June 2010): -36.7

Place (if place over 20,000) or county unemployment rate June 2005*: 3.2

Place (if place over 20,000) or county unemployment rate June 2010*: 10.9

*Bureau of Labor Statistics Local Area Unemployment Statistics

Market Analysis:

HUD is providing the data above as a tool for both neighborhood targeting and to help inform the strategy development. Some things to consider:

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.
2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.
3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.
4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.
5. Historically high cost rental market. Does this market historically have very high rents with low vacancies?

A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

Latitude and Longitude of corner points

-81.331229 28.536312 -81.326981 28.536312 -81.327066 28.537556 -81.324878 28.537556 -81.322689
28.537745 -81.322646 28.538084 -81.322474 28.538725 -81.314149 28.538763 -81.314020 28.534540
-81.311102 28.534955 -81.310415 28.534917 -81.310887 28.524699 -81.314020 28.525227 -81.314149
28.526396 -81.331143 28.525981

Blocks Comprising Target Neighborhood

120950133001003, 120950133001007, 120950133001009, 120950133001011, 120950133001013,
120950133001020, 120950133001019, 120950133001018, 120950133001017, 120950133001016,
120950133001015, 120950133001014, 120950133001012, 120950133001010, 120950133001008,
120950133001006, 120950133001004, 120950133002000, 120950133002016, 120950133002015,
120950133002014, 120950133002013, 120950133002012, 120950133002011, 120950133002009,
120950133002008, 120950133002023, 120950133002022, 120950133002021, 120950133002020,
120950133002017, 120950133002003, 120950133002004, 120950133002005, 120950133002007,
120950133002006, 120950133002002, 120950133002001, 120950133003015, 120950133003014,
120950133003013, 120950133003012, 120950133003011, 120950133003010, 120950133003009,
120950133003008, 120950133003003, 120950133003004, 120950133003005, 120950133003007,
120950133003006, 120950133003002, 120950133003001,

Exhibit “C”

Affordability Period for Homeownership

The City of Orlando’s assistance will be provided as a zero percent (0%) interest deferred forgivable loan and it will be secured by mortgage. In order to comply with the affordability requirements of the City’s mortgage, the owner must occupy the unit as the owner's principal residence for the length of the affordability period. The affordability period is established by the amount of disposition cost assistance in accordance with the following guidelines:

AMOUNT OF ASSISTANCE	LENGTH OF AFFORDABILITY PERIOD
\$10,000 or less	7 years
\$10,001 - \$20,000	15 years
\$20,001 or more	20 years

Exhibit "D"

2011 NSP3 Budget

NSP3 Activity	NSP3 Activity Allocation	Number of units and estimated cost	# of units required to impact Area
Acquisition, rehabilitation, disposition and homeownership assistance - single and multifamily	\$ 2,011,839	Approximately 12 properties @\$167,653.25 each	12
Acquisition rehab to rent - single and multifamily (25%)	\$ 773,784.25	Approximately 5 properties @\$154,756.85 each	5
Administration (10%)	\$ 309,513.00		
total	\$ 3,095,137.00		

Exhibit E
Proposed Leveraging for NSP3

\$2,011,839.00	Acquisition/Rehab/Sale
\$773,784.00	Acquisition/Rehab/Rent
\$122,000.00	Average Home Sales Price
\$90,000.00	Average FHA Mortgage (Bond) - Orange County Housing Finance Authority
\$32,000.00	Average Disposition Cost Assistance/Mortgage Reduction (NSP)
\$7,500.00	Average Down Payment Assistance - Orange County Housing Finance Authority
12	Proposed Number of Homes - For Sale
5	Proposed Number of Homes - For Rent

\$ 32,000.00	Disposition Cost Assistance/Mortgage Reduction (NSP)
12	Proposed Number of Homes - For Sale
\$384,000.00	Total Disposition Cost Assistance/Mortgage Reduction (NSP)

\$ 90,000.00	Average FHA Mortgage (Bond) - Orange County Housing Finance Authority
12	Proposed Number of Homes - For Sale
\$1,080,000.00	Total FHA Mortgage (Bond) - Orange County Housing Finance Authority
\$ 7,500.00	Down Payment Assistance - Orange County Housing Finance Authority
12	Proposed Number of Homes - For Sale
\$ 90,000.00	Total Down Payment Assistance - Orange County Housing Finance Authority
\$ 1,080,000.00	Total FHA Mortgage (Bond) - Orange County Housing Finance Authority
\$ 90,000.00	Total Down Payment Assistance - Orange County Housing Finance Authority
\$1,170,000.00	Total Leveraging from Orange County Housing Finance Authority

\$ 15,000.00	Average Rehabilitation amount - City of Orlando/HOME Program - For Sale
12	Proposed Number of Homes - For Sale
\$ 180,000.00	Total Rehabilitation Amount - City of Orlando/HOME Program - For Sale
\$ 15,000.00	Average Rehabilitation amount - City of Orlando/HOME Program - For Rent
5	Proposed Number of Homes - For Rent
\$ 75,000.00	Total Rehabilitation Amount - City of Orlando/HOME Program - For Rent
\$ 180,000.00	Total Rehabilitation Amount - City of Orlando/HOME Program - For Sale
\$ 75,000.00	Total Rehabilitation Amount - City of Orlando/HOME Program - For Rent
\$ 255,000.00	Total Rehabilitation Amount - City of Orlando/HOME Program (for Sale & For Rent)

\$ 1,170,000.00	Orange County Housing Finance Authority
\$ 255,000.00	City of Orlando/HOME Program
\$1, 425,000.00	Total Leverage Amount from private and other government funding

*A percentage of the proceeds from the sale of properties acquired and/or rehabilitated with HOME funds is considered HOME Program income and will be deposited in the HOME Trust Account for future use of HOME eligible activities. The appropriate percentage will be calculated based on the amount of HOME funds leveraged for each home.

Exhibit "F"

NSP 3 Vicinity Hiring

NEW HIRES (includes workers who have worked with the contractor in the recent past but did not continue to work for the contractor since the last job.)

This form is distributed to the General Contractor (GC) at the Pre-Construction Meeting.

GC is also required to provide this form to any subcontractors they hire for this project.

Firm Name:	
Project No:	
Project Name:	
Project Address:	

Month of:		From:		To:	
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Review the information below and check all that apply for the pay period shown above:

We have not hired any new employees.

We have hired employees that live within the NSP3 Target Area Vicinity.

We have hired employees who meet Section 3 criteria. **(see next page for definition)*

We have hired employees who do not meet Non-Section 3 criteria.

We have taken one or more of the following recruitment steps to hire employees who live within the target area vicinity or who meet Section 3 criteria: (check all that apply)

We have advertised to fill vacancy(ies) at the site(s), where work is taking place, in connection with this project.

Below, we have checked the steps that we have taken to find NSP3 Target Area Vicinity residents and residents that meet Section 3 criteria:

- Place signs or posters in prominent places within the target area vicinity.
- Taken photographs of the above item to document that the above step was carried out
- Distribute employment flyers in locations accessible to NSP3 vicinity residents.
- Post employment flyers in various locations within the NSP3 vicinity area.
- Kept a log of all applicants and indicated the reasons why NSP3 Target Area Vicinity residents and/or Section 3 residents who applied were not hired
- Retain copies of any employment applications completed by NSP3 Target Area Vicinity residents.
- Requested training on NSP3 Vicinity Hiring and Section 3 employment requirements

Print Name and Title

Contractor

Date

(Signature)

Exhibit G

FY 2010 Income Limits Summary

Orlando-Kissimmee-Sanford, FL MSA

The **Orlando-Kissimmee-Sanford, FL MSA** contains the following areas: Lake County, FL ; Orange County, FL ; Osceola County, FL ; and Seminole County, FL .

<u>Median Income</u>	FY 2010 Income Limit Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
\$60,900	<u>Very Low (50%) Income Limits</u>	\$21,500	\$24,550	\$27,600	\$30,650	\$33,150	\$35,600	\$38,050	\$40,500
\$60,900	<u>Middle (120%) Income Limits</u>	\$51,000	\$58,250	\$65,550	\$72,850	\$78,650	\$84,500	\$90,300	\$96,150

Appendix: NSP3 Action Plan Contents Checklist

The checklist below is an optional tool for NSP3 grantees to help to ensure that all required elements of the NSP3 Substantial Amendment or the Abbreviated Plan are submitted to HUD. This checklist only includes the minimum required elements that must be included in the NSP3 Action Plan and grantees may want to add additional details. This document must be protected, as described above, in order to use the checkboxes in this checklist.

NSP3 Grantee Information

	Yes
Did you include the Program Administrator's name, address, phone, and email address?	<input checked="" type="checkbox"/>

Areas of Greatest Need

	Yes
Does the narrative description describe how funds will give priority emphasis to areas of greatest need?	<input checked="" type="checkbox"/>
Does the narrative description specifically address how the funds will give priority emphasis to those areas: With the highest percentage of home foreclosures? With the highest percentage of homes financed by subprime mortgage related loan?; and Identified by the grantee as likely to face a significant rise in the rate of home foreclosures?	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
Did you create the area of greatest needs map at http://www.huduser.org/NSP/NSP3.html ?	<input checked="" type="checkbox"/>
Did you include the map as an attachment to your Action Plan?	<input checked="" type="checkbox"/>
ONLY Applicable for States: Did you include the needs of all entitlement communities in the State?	<input type="checkbox"/>

Definitions and Descriptions

	Yes
Are the following definitions and topics included in your substantial amendment?:	<input checked="" type="checkbox"/>
Blighted structure in context of state or local law,	<input checked="" type="checkbox"/>
Affordable rents,	<input checked="" type="checkbox"/>
Ensuring long term affordability for all NSP funded housing projects,	<input checked="" type="checkbox"/>
Applicable housing rehabilitation standards for NSP funded projects	<input checked="" type="checkbox"/>

Low-Income Targeting

	Yes
Did you identify the estimated amount of funds appropriated to provide housing that meets the low-income set aside target?	<input checked="" type="checkbox"/>
Did you provide a summary describing how your jurisdiction will meet its low-income set aside goals?	<input checked="" type="checkbox"/>

Acquisition & Relocation

	Yes
For all acquisitions that will result in displacement did you specify: The planned activity,	<input checked="" type="checkbox"/>
The number of units that will result in displacement, The manner in which the grantee will comply with URA for those residents?	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>

Public Comment

	Yes
Did you provide your draft of the NSP3 substantial amendment for a minimum of 15 days for public comment?	<input checked="" type="checkbox"/>
Did you include the public comments you received on the NSP3 substantial amendment in your plan?	<input checked="" type="checkbox"/>

NSP Information by Activity

	Check all that apply
Did you include a description of all eligible NSP3 activities you plan to implement with your NSP3 award?	<input checked="" type="checkbox"/>
For each eligible NSP3 activity you plan to implement did you include:	<input checked="" type="checkbox"/>
Eligible use or uses?	<input checked="" type="checkbox"/>
Correlated eligible CDBG activity or activities?	<input checked="" type="checkbox"/>
Associated national objective?	<input checked="" type="checkbox"/>
How the activity will address local market conditions?	<input checked="" type="checkbox"/>
Range of interest rates (if any)?	<input checked="" type="checkbox"/>
Duration or term of assistance?	<input checked="" type="checkbox"/>
Tenure of beneficiaries (e.g. rental or homeowner)?	<input checked="" type="checkbox"/>
If the activity produces housing, how the design of the activity will ensure continued affordability?	<input checked="" type="checkbox"/>
How you will, to the maximum extent possible, provide for vicinity hiring?	<input checked="" type="checkbox"/>
Procedures used to create affordable rental housing preferences?	<input checked="" type="checkbox"/>
Areas of greatest need addressed by the activity or activities?	<input checked="" type="checkbox"/>
Amount of funds budgeted for the activity?	<input checked="" type="checkbox"/>
Appropriate performance measures for the activity (e.g. units of housing to be acquired, rehabilitated, or demolished for the income levels represented in DRGR) ?	<input checked="" type="checkbox"/>
Expected start and end dates of the activity?	<input checked="" type="checkbox"/>
Name and location of the entity that will carry out the activity?	<input checked="" type="checkbox"/>

Certifications

	Yes
Did you sign and submit the certification form applicable to your jurisdiction?	<input checked="" type="checkbox"/>

Additional Documentation

	Yes
Did you include a signed SF-424?	<input checked="" type="checkbox"/>