

## Jul 1, 2013 thru Sep 30, 2013 Performance Report

**Grant Number:**  
B-11-UN-12-0003

**Obligation Date:**

**Grantee Name:**  
Collier County, FL

**Award Date:**

**LOCCS Authorized Amount:**  
\$3,884,165.00

**Contract End Date:**  
03/11/2014

**Estimated PI/RL Funds:**  
\$0.00

**Reviewed By HUD:**  
Reviewed and Approved

**Total Budget:**  
\$3,884,165.00

**Grant Status:**  
Active

**OPR Contact:**  
102815

### Disasters:

**Declaration Number**

### 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 maximum 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 – Golden Gate City (HUD Neighborhood ID 1108764)

Tier One – Census Tract 0104.10

- GeoID 120219230126300010410U1
- GeoID 120219230126300010410U2
- GeoID 120219230126300010410U3

Tier Two – Census Tract 0104.09

- GeoID 120219230126300010409U1
- GeoID 120219230126300010409U2
- GeoID 120219230126300010409U3
- GeoID 120219230126300010409U4
- GeoID120219230126300010409U5

Tier Three – Census Tract 0104.11

- GeoID 120219230126300010411U1
- GeoID 120219230126300010411U2
- GeoID 120219230126300010411U3
- GeoID 120219230126300010411R3
- GeoID 120219230126300010411R1

Target Area Two – East Naples Bayshore Gateway CRA (HUD Neighborhood ID 3981140)

Tier One – Census Tract 0107.01

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

### How Fund Use Addresses Market Conditions:

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

#### Ensuring Continued Affordability:

24 CFR 92.252(a), (c), (e), and (f), and 92.254

##### Rental: Long-Term Affordability

The NSP3-assisted units must meet the affordability requirements for not less than the applicable period specified below, beginning after project completion. The affordability requirements for NSP3-assisted rental units apply without regard to the term of any loan or mortgage or the transfer of ownership, except that the affordability restrictions may terminate upon foreclosure or transfer in lieu of foreclosure. Collier County will enforce long-term affordability through the use of a recorded lien, covenant, or deed restriction against the assisted property.

Rental housing activity Minimum period of affordability in years

Rehabilitation or acquisition of existing housing per unit amount of NSP3 funds:

- Under \$15,000 - 5 yrs
- \$15,000 to \$40,000 - 10 yrs
- Over \$40,000 or rehabilitation involving refinancing - 15 yrs
- New construction or acquisition of newly constructed housing - 20 yrs

Subsequent rents during the affordability period will be calculated and applied in conformance with 24 CFR 92.252(f).

##### Homeownership: Long-Term Affordability

The NSP3-assisted housing must meet the affordability requirements for not less than the applicable period specified in the following table, beginning after project completion. These restrictions are a minimum and Collier County may elect to impose longer affordability periods. The per unit amount of NSP3 funds and the affordability period that they trigger are described more fully below under "Homeownership: Recapture Provisions."

Homeownership assistance NSP3 amount per-unit

Minimum period of affordability in years

- Under \$15,000 - 5 yrs.
- \$15,000 to \$40,000 - 10 yrs.
- Over \$40,000 - 15 yrs.

##### Homeownership: Recapture Provisions

The recapture provisions will ensure that Collier County recoups all or a portion of the NSP3 assistance benefiting the homebuyer, if the housing does not continue to be the principal residence of the family for the duration of the period of affordability. The period of affordability is based upon the total amount of NSP3 funds subject to recapture described above.

Collier County may choose to recapture the entire amount of NSP3 assistance or a reduced amount on a prorata basis for the time the homeowner has owned and occupied the housing measured against the required affordability period. The net proceeds may be divided proportionally as set forth in the following mathematical formulas:

$$\text{NSP3 investment} \times \text{Net proceeds} = \text{NSP3 amount to County}$$

NSP3 investment + homeowner investment

$$\frac{\text{homeowner investment}}{\text{NSP3 investment} + \text{homeowner investment}} \times \text{Net proceeds}$$

#### 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 "blighted structure" or "blighted area" also means any structure or area in which at least one of the factors identified in paragraphs (a) through (n) are present and all taxing authorities subject to s. 163.387(2)(a) agree, either by interlocal agreement or agreements with the agency or by resolution, that the structure or area is blighted.

#### **Definition of Affordable Rents:**

24 CFR § 92.252

Rents shall not exceed the Fair Market Rents (FMR) as published annually by HUD for the Naples – Marco Island Metropolitan Statistical Area (MSA). Furthermore, the maximum rent are the lesser of:

- 1) The fair market rent for existing housing for comparable units in the area as established by HUD under 24 CFR 888.111; or
- 2) A rent that does not exceed 30 percent of the adjusted income of a family whose annual income equals 65 percent of the median income for the area, as determined by HUD, with adjustments for number of bedrooms in the unit.

Furthermore, when the NSP3 assisted unit is occupied by very low-income families the rent requirements are:

- 1) The rent does not exceed 30 percent of the annual income of a family whose income equals 50 percent of the median income for the area, as determined by HUD, with adjustments for smaller and larger families. However, if the rent determined under this paragraph is higher than the applicable rent under paragraph (1) or (2) of this section, then the maximum rent for units under this paragraph is that calculated under paragraph (1) or (2) of this section; and

The rent does not exceed 30 percent of the family's adjusted income. If the unit receives Federal or State project-based rental subsidy and the very low-income family pays as a contribution toward rent not more than 30 percent of the family's adjusted income, then the maximum rent (i.e., tenant contribution plus project-based rental subsidy) is the rent allowable under the Federal or State project-based rental subsidy program.

#### **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;
- 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;

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##### **Housing Rehabilitation/New Construction Standards:**

nbsp; iii. Housing must be improved to mitigate the impact of disasters (e.g. hurricane, flooding, and fire)

HUD also encourages the adoption of energy efficient and environmentally-friendly green elements. Collier County will seek to incorporate the standards and policies of the Florida Green Building Coalition.

#### Vicinity Hiring:

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

The following are examples of activities that may be used to accomplish this initiative:

- Outreach to local area residents and businesses;
- Inclusion of Section 3 and other relevant language in all applicable contracts;
- Advertising of economic opportunities to local area residents and businesses

#### Procedures for Preferences for Affordable Rental Dev.:

Collier County will seek to implement procedures to create preferences for the development of affordable rental housing developed with NSP3 funds. For example, the County will 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

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Interim Director

Kimberley Grant

kimberleygrant@colliergov.net

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Manager of State and Federal Grants

Kristi Sonntag

kristisonntag@colliergov.net

Overall	This Report Period	To Date
<b>Total Projected Budget from All Sources</b>	N/A	3,884,165
<b>Total Budget</b>	0	3,884,165
<b>Total Obligated</b>	\$0.00	\$3,884,165.00
<b>Total Funds Drawdown</b>	\$1,390,264.75	\$2,846,536.07
<b>Program Funds Drawdown</b>	\$1,390,264.75	\$2,846,536.07
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$320,835.66	\$3,167,371.73
<b>Match Contributed</b>	\$0.00	\$0.00

#### Progress Toward Required Numeric Targets

Requirement	Required	To Date
<b>Overall Benefit Percentage (Projected):</b>		0%
<b>Overall Benefit Percentage (Actual):</b>		0%
<b>Minimum Non-Federal Match</b>	0	0
<b>Limit on Public Services</b>	582,624.75	0
<b>Limit on Admin/Planning</b>	388,416.5	60,493.63
<b>Limit on State Admin</b>	0	60,493.63

#### Progress Toward Activity Type Targets

Activity Type	Target	Actual
	388,416.5	388,415

## Progress Toward National Objective Targets

### National Objective

NSP Only - LH - 25% Set-Aside

Target	Actual
971,041.25	971,042

### Overall Progress Narrative:

\* UPDATE - Re-submitted for approval based on discussion with HUD Field office to update narrative language. A total of 13 properties had rehab completed to date, not 13 during the reporting period.

At the end of the reporting period Habitat for Humanity the Developer for the County had acquired 25 properties for a total of \$3,075,765.63. During the reporting period the Developer had also completed rehabilitation of 13 homes and had sold them to income qualified households. 9 of the homes met the LMMI threshold. 4 homes met the LH25 category.

During the previous reporting 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.

The Developer will be returning the proceeds in to equal parts. The County expects to receive the first return of funds by November 1. After the reporting period was over the County received 3 additional pay requests from the Developer in the amount of \$441,446.72. These expenditures will be reflected in the next QPR ending December 2013.

### Project Summary

#### Project#, Project Title

Project#, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NSP3 - Admin, Administration	15,481.99	388,415	60,493.63
NSP3 - B - Acq/Rehab, B - Acq/Rehab	1,374,782.76	3,107,335	2,786,042.44
NSP3 - C - Land Banking, C - Land Banking	0	388,415	0

### Project/Activity Index:

Project #	Project Title	Grantee Activity #	Activity Title
NSP3 - Admin	Administration	<a href="#">NSP1 - Admin</a>	<a href="#">Administration</a>
NSP3 - B - Acq/Rehab	B - Acq/Rehab	<a href="#">NSP3 - B - Habitat - A/R - LMMI</a>	<a href="#">Acquisition &amp; Rehabilitation (LMMH)</a>
NSP3 - B - Acq/Rehab	B - Acq/Rehab	<a href="#">NSP3 - B - Habitat - A/R - LH25</a>	<a href="#">Acquisition &amp; Rehabilitation (LH25)</a>
NSP3 - C - Land Banking	C - Land Banking	<a href="#">NSP3 - C - Habitat - Land Banking - LMMI</a>	<a href="#">Land Banking</a>

## Activities

#### Grantee Activity Number:

NSP1 - Admin

#### Activity Title:

Administration

#### Activity Category:

Administration

#### Activity Status:

Under Way

#### Project Number:

NSP3 - Admin

#### Project Title:

Administration

#### Projected Start Date:

03/01/2011

#### Projected End Date:

02/28/2014

#### National Objective:

N/A

#### Completed Activity Actual End Date:

#### Responsible Organization:

Collier County

#### Benefit Type:

### Overall

Overall	Jul 1 thru Sep 30, 2013	To Date
<b>Total Projected Budget from All Sources:</b>	N/A	\$388,415.00
<b>Total Budget:</b>	\$0.00	\$388,415.00
<b>Total Obligated:</b>	\$0.00	\$388,415.00
<b>Total Funds Drawdown</b>	\$15,481.99	\$60,493.63
Program Funds Drawdown:	\$15,481.99	\$60,493.63
Program Income Drawdown:	\$0.00	\$0.00
<b>Program Income Received:</b>	\$0.00	\$0.00
<b>Total Funds Expended:</b>	\$21,112.47	\$81,606.10
Collier County	\$21,112.47	\$81,606.10
<b>Match Contributed:</b>	\$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:**

Administrative activities.

**Activity Location:**

Address	City	State	Zip	Status / Accept
No Activity Locations Found				

**Other Funding Sources Budgeted - Detail**

Match Sources	Amount
No Other Match Funding Sources Found	

**Other Funding Sources**

Other Funding Sources	Amount
No Other Funding Sources Found	

**Activity Supporting Documents:**

**Activity Supporting Documents:**

Supporting Documents
None

**Grantee Activity Number:**  
NSP3 - B - Habitat - A/R - LH25

**Activity Title:**  
Acquisition & Rehabilitation (LH25)

**Activity Category:**  
Acquisition - general

**Activity Status:**  
Under Way

**Project Number:**  
NSP3 - B - Acq/Rehab

**Project Title:**  
B - Acq/Rehab

**Projected Start Date:**  
03/11/2011

**Projected End Date:**  
03/11/2014

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

**Completed Activity Actual End Date:**

**Responsible Organization:**  
Habitat for Humanity

**Benefit Type:**  
Direct ( HouseHold )

Overall	Jul 1 thru Sep 30, 2013	To Date
<b>Total Projected Budget from All Sources:</b>	N/A	\$971,042.00
<b>Total Budget:</b>	\$0.00	\$971,042.00
<b>Total Obligated:</b>	\$0.00	\$971,042.00
<b>Total Funds Drawdown</b>	\$659,749.44	\$659,749.44
Program Funds Drawdown:	\$659,749.44	\$659,749.44
Program Income Drawdown:	\$0.00	\$0.00
<b>Program Income Received:</b>	\$0.00	\$0.00
<b>Total Funds Expended:</b>	\$5,000.00	\$99,299.12
Habitat for Humanity	\$5,000.00	\$99,299.12
<b>Match Contributed:</b>	\$0.00	\$0.00

**Accomplishments Performance Measures**

	This Report Period Total	Cumulative Actual Total / Expected Total
<b># of Properties</b>	3	4/7

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	3	4/7
# of Singlefamily Units	3	4/7

**Beneficiaries Performance Measures**

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	3	0	3	4/7	0/0	4/7	100
# Owner Households	3	0	3	4/7	0/0	4/7	100

**Cumulative Race Total**

Direct Benefit (Households)	This Report Period						Cumulative Actual Total					
	Owner		Renter		Total Households		Owner		Renter		Total Households	
	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino
Black/African American	0	0	0	0	0	0	1	0	0	0	1	0
Other multi-racial	3	3	0	0	3	3	3	3	0	0	3	3
Households Female	2		0		2		2		0		2	

**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 – Golden Gate City (HUD Neighborhood ID 1108764)

Tier One – Census Tract 0104.10

GeoID 120219230126300010410U1  
 GeoID 120219230126300010410U2  
 GeoID 120219230126300010410U3

Tier Two – Census Tract 0104.09

GeoID 120219230126300010409U1  
 GeoID 120219230126300010409U2  
 GeoID 120219230126300010409U3  
 GeoID 120219230126300010409U4  
 GeoID 120219230126300010409U5

Tier Three – Census Tract 0104.11

GeoID 120219230126300010411U1  
 GeoID 120219230126300010411U2  
 GeoID 120219230126300010411U3  
 GeoID 120219230126300010411R3  
 GeoID 120219230126300010411R1

Target Area Two – East Naples Bayshore Gateway CRA (HUD Neighborhood ID 3981140)

Tier One – Census Tract 0107.01

GeolD 120219230199999010701U4  
 GeolD 120219230199999010701U1  
 GeolD 120219230199999010701U2  
 GeolD 120219230199999010701U3  
 GeolD 120219230199999010701R2

**Activity Progress Narrative:**

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

**Activity Location:**

Address	City	State	Zip	Status / Accept
4625 30th Pl SW	Naples	Florida	34116-8219	Match / Y
4448 31st Pl SW	Naples	Florida	34116-8259	Match / Y
2084 42nd St SW	Naples	Florida	34116-6432	Match / Y

**Other Funding Sources Budgeted - Detail**

**Match Sources** **Amount**

No Other Match Funding Sources Found

**Other Funding Sources** **Amount**

No Other Funding Sources Found

**Activity Supporting Documents:**

**Activity Supporting Documents:**

Supporting Documents
None

**Grantee Activity Number:**  
 NSP3 - B - Habitat - A/R - LMMI

**Activity Title:**  
 Acquisition & Rehabilitation (LMMH)

**Activity Category:**  
 Acquisition - general

**Activity Status:**  
 Under Way

**Project Number:**  
 NSP3 - B - Acq/Rehab

**Project Title:**  
 B - Acq/Rehab

**Projected Start Date:**  
 03/11/2011

**Projected End Date:**  
 03/11/2014

**National Objective:**  
 NSP Only - LMMI

**Completed Activity Actual End Date:**

**Responsible Organization:**  
 Habitat for Humanity

**Benefit Type:**  
 Direct ( HouseHold )

Overall	Jul 1 thru Sep 30, 2013	To Date
<b>Total Projected Budget from All Sources:</b>	N/A	\$2,136,293.00
<b>Total Budget:</b>	\$0.00	\$2,136,293.00
<b>Total Obligated:</b>	\$0.00	\$2,136,293.00
<b>Total Funds Drawdown</b>	\$715,033.32	\$2,126,293.00
Program Funds Drawdown:	\$715,033.32	\$2,126,293.00

Program Income Drawdown:	\$0.00	\$0.00
<b>Program Income Received:</b>	\$0.00	\$0.00
<b>Total Funds Expended:</b>	\$294,723.19	\$2,986,466.51
Habitat for Humanity	\$294,723.19	\$2,986,466.51
<b>Match Contributed:</b>	\$0.00	\$0.00

**Accomplishments Performance Measures**

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	-2	21/21
# of Parcels acquired voluntarily	-2	21/21

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	6	21/21
# of Singlefamily Units	6	21/21

**Beneficiaries Performance Measures**

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	2	3	0/0	6/14	9/21	66.67
# Owner Households	0	2	3	0/0	6/14	9/21	66.67

**Cumulative Race Total**

	This Report Period						Cumulative Actual Total					
	Owner		Renter		Total Households		Owner		Renter		Total Households	
Direct Benefit (Households)	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino
Black/African American	1	0	0	0	1	0	4	0	0	0	4	0
Other multi-racial	2	2	0	0	2	2	5	5	0	0	5	5
Households Female	0		0		0		1		0		1	

**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

**NSP3**  
**LMMI Activity** - \$2,254,707.00  
**LMMI Dev Fee** - \$190,000.00  
**LMMI Total** - \$2,444,707.00

**Location Description:**

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

Tier One – Census Tract 0104.10

GeoID 120219230126300010410U1  
 GeoID 120219230126300010410U2  
 GeoID 120219230126300010410U3

Tier Two – Census Tract 0104.09

GeoID 120219230126300010409U1  
 GeoID 120219230126300010409U2  
 GeoID 120219230126300010409U3  
 GeoID 120219230126300010409U4  
 GeoID 120219230126300010409U5

Tier Three – Census Tract 0104.11

GeoID 120219230126300010411U1  
 GeoID 120219230126300010411U2  
 GeoID 120219230126300010411U3  
 GeoID 120219230126300010411R3  
 GeoID 120219230126300010411R1

Target Area Two – East Naples Bayshore Gateway CRA (HUD Neighborhood ID 3981140)

Tier One – Census Tract 0107.01

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

**Activity Progress Narrative:**

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.

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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

**NSP3**  
**LMMI Activity** - \$2,254,707.00  
**LMMI Dev Fee** - \$190,000.00  
**LMMI Total** - \$2,444,707.00

**Activity Location:**

Address	City	State	Zip	Status / Accept
2848 48th Ter SW	Naples	Florida	34116-7725	Match / Y
4418 25th Ave SW	Naples	Florida	34116-7808	Match / Y
3189 41st St SW	Naples	Florida	34116-8307	Match / Y

**Other Funding Sources Budgeted - Detail**

Match Sources	Amount
No Other Match Funding Sources Found	

**Other Funding Sources** **Amount**

No Other Funding Sources Found

**Activity Supporting Documents:**

**Activity Supporting Documents:**

Supporting Documents
None