

HILLSBOROUGH COUNTY

NEIGHBORHOOD STABILIZATION PROGRAM

SUBSTANTIAL AMENDMENT

<p>Jurisdiction(s): <u>Hillsborough County</u> <i>(identify lead entity in case of joint agreements)</i></p> <p>Jurisdiction Web Address: www.hillsboroughcounty.org/affordablehousingoffice/ <i>(URL where NSP Substantial Amendment materials are posted)</i></p>	<p>NSP Contact Person: Bill Armstrong Address: 1208 Tech Blvd., Ste. 300, Tampa, FL 33619 Telephone: 813-246-3150 Fax: 813-274-6701 Email: armstrongw@hillsboroughcounty.org</p>
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A. AREAS OF GREATEST NEED: Provide summary needs data identifying the geographic areas of greatest need in the grantee’s jurisdiction.

***Note:* An NSP substantial amendment must include the needs of the entire jurisdiction(s) covered by the program; states must include the needs of communities receiving their own NSP allocation. To include the needs of an entitlement community, the State may either incorporate an entitlement jurisdiction’s consolidated plan and NSP needs by reference and hyperlink on the Internet, or state the needs for that jurisdiction in the State’s own plan. The lead entity for a joint program may likewise incorporate the consolidated plan and needs of other participating entitlement jurisdictions’ consolidated plans by reference and hyperlink or state the needs for each jurisdiction in the lead entity’s own plan.**

HUD has developed a foreclosure and abandonment risk score to assist grantees in targeting the areas of greatest need within their jurisdictions. Grantees may wish to consult this data in developing this section of the Substantial Amendment.

Narrative Response: In Hillsborough County, the target areas for the Neighborhood Stabilization Program were developed pursuant to the Housing and Economic Recovery Act of 2008 as outlined below:

- Greatest percentage of home foreclosures;
- Highest percentage of homes financed by a subprime mortgage related loan; and
- Areas identified as the most likely to face a significant rise in the rate of home foreclosures.

Based on the NSP established criteria Hillsborough County will initially target the areas of Orient Park, University of South Florida Area and the Palm River/Clair Mel/Progress Village. In addition, after a period of one year following the grant award, the County will

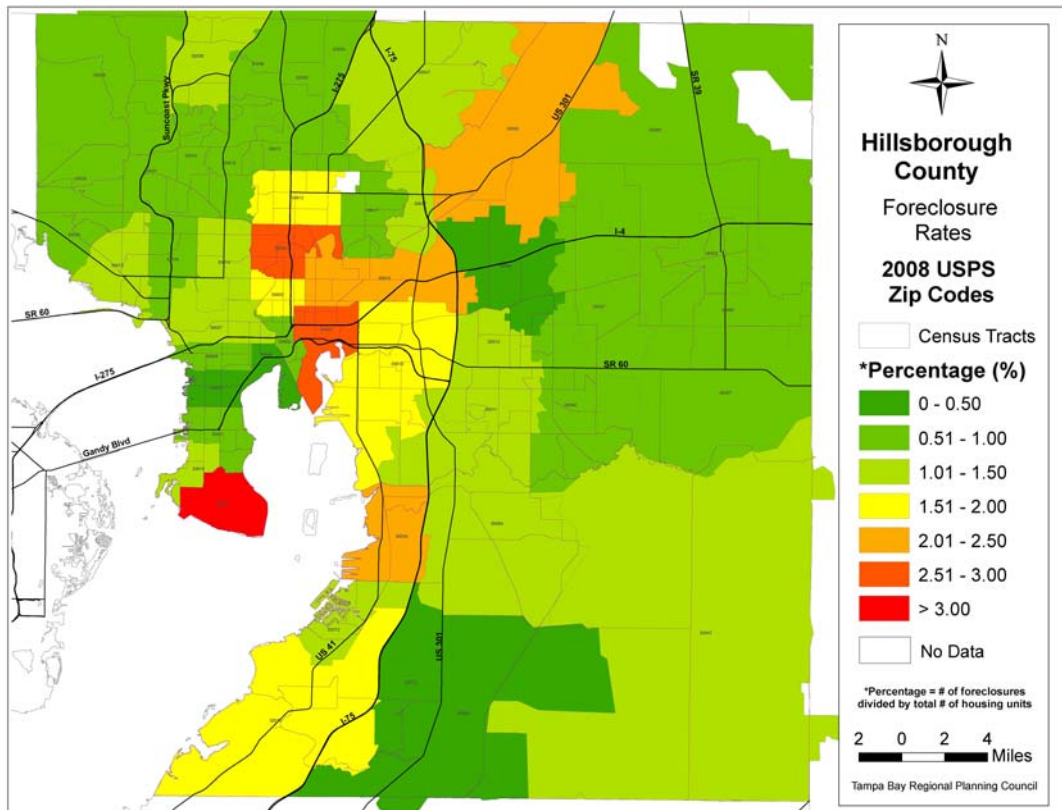
consider expanding its targeted areas to include the City of Plant City, Town n' Country and Gibsonton.

Hillsborough County utilized the following data sources for this analysis:

- Hillsborough County Clerk of the Circuit Court Foreclosure Filings Data
 - www.hillsclerk.com/publicweb/home.aspx
- www.foreclosuresdaily.com
- HUD NSP Data from HUD User Website
 - www.huduser.org/publications/commdevl/nsp.html
- www.newyorkfed.org/mortgagemaps/
- www.dataplace.org/

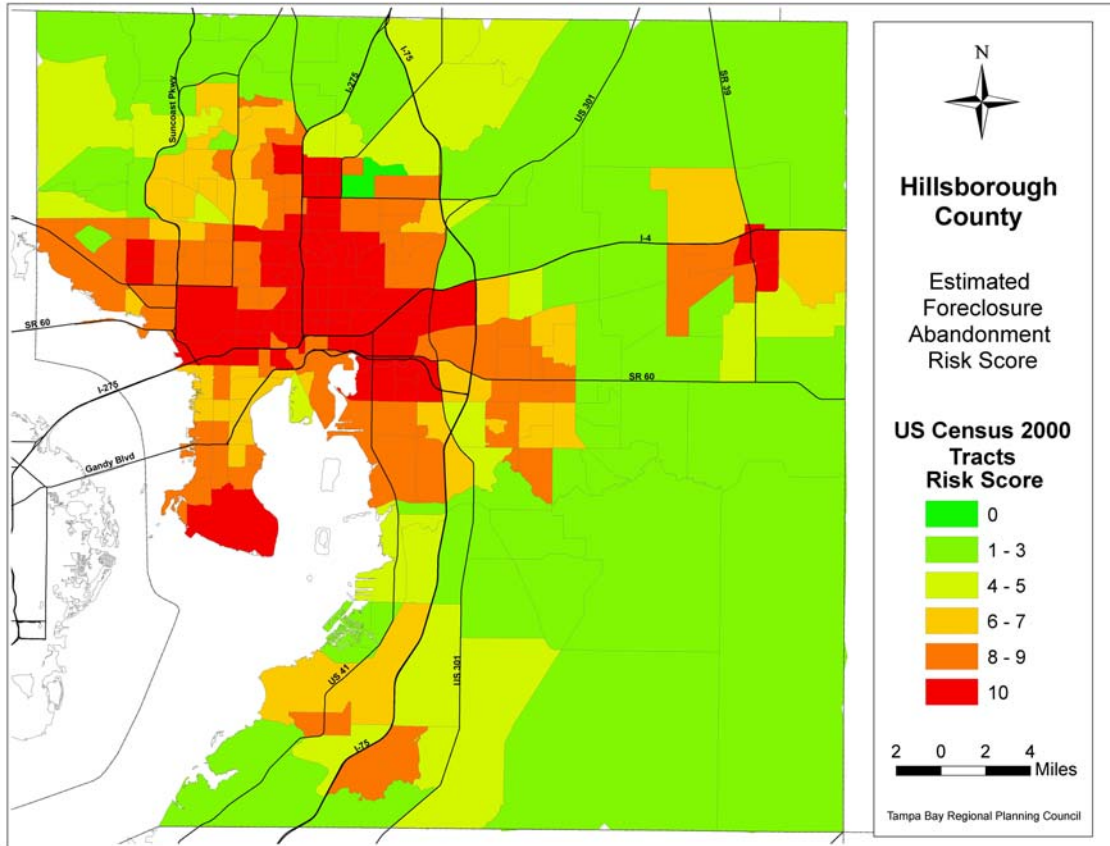
Percentage of Foreclosures

An assessment of the percentage of foreclosures compares the number of foreclosures by zip code to the number of housing structures in existence within that same area. The number of foreclosures was calculated for the period of January 1, 2008 through September 30, 2008 and was downloaded from www.foreclosuresdaily.com. The County analyzed the data and established a foreclosure rate of 1.51% or higher in determining which areas to prioritize. The areas of Gibsonton, Orient Park, Thonotosassa, Palm River/Clair Mel/Progress Village, and the University of South Florida Area were identified in this process.



Jurisdiction: Hillsborough County, Florida

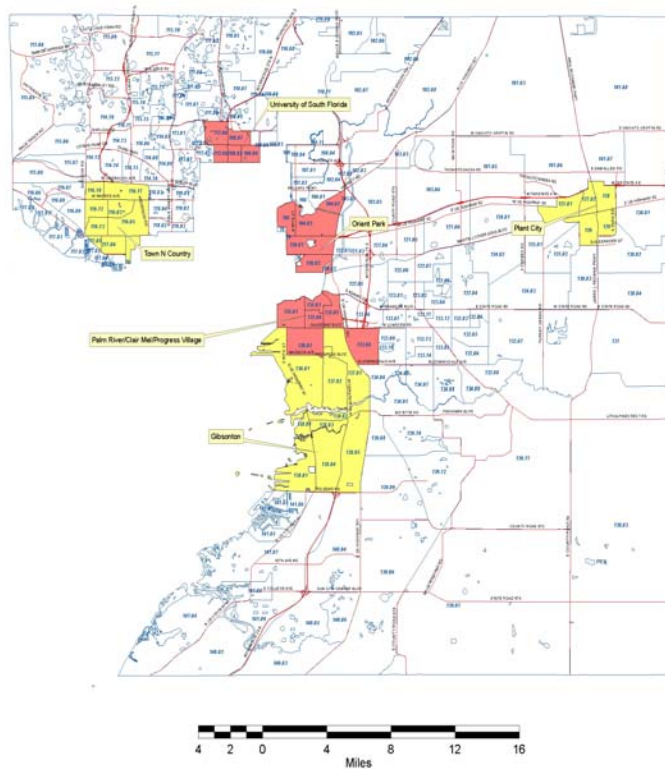
City, Egypt Lake, Carrollwood, Temple Terrace, Dover, Mango, Bloomingdale, and East Brandon were identified in this process.



Additionally, HUD User Data has predicted the census tracts where 18-month underlying problem foreclosure rates will occur. In these census tracts, HUD reports that foreclosure rates will range from 12.5 – 16.6%. This data is consistent with the information represented in the map above and includes the following areas: Orient Park, Palm River/Clair Mel/Progress Village, and the University of South Florida Area.

Identified Program Target Areas

The NSP Allocation will focus initially on three (3) target areas pursuant to the NSP criteria to create a significant impact for the hardest hit neighborhoods in the community. Initial target areas are Orient Park, Palm River/Clair Mel/Progress Village, and the University of South Florida Area. In addition, after a period of one year following the grant award, the County will consider expanding its targeted areas to include the City of Plant City, Town n’ Country and Gibsonton. The target area map is provided on the page that follows.



Neighborhood Stabilization Program
Primary and Secondary Target Areas

AFFORDABLE HOUSING OFFICE
1208 TECH BOULEVARD
TAMPA, FLORIDA 33619

- Primary Target Areas
- Secondary Target Areas
- Major_Roads
- County Census Tracts



DATA SOURCES: Base map, north, and water: Hillsborough County Engineering Services. Parcel lines and addresses: Hillsborough County Property Appraiser. Wetlands from USFWS. Significant Wetlands from Planning and Development Department based on satellite imagery.

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PREPARED BY: Michael Carter
1. Environmental Services
31.12.2008
DATE REVISIONS: 12/28/08
DATE REVISIONS: 12/28/08

Based on the above analysis pursuant to the three defined criteria of “Greatest Need”, the County will implement the NSP Program using the following activities:

Acquisition
Rehabilitation
Demolition
Sale of Properties
Land Banking
Redevelopment

The County will, however, utilize a majority of NSP Funds on two (2) primary activities, Acquisition and Rehabilitation of Foreclosed Properties.

B. DISTRIBUTION AND USES OF FUNDS: Provide a narrative describing how the distribution and uses of the grantee’s NSP funds will meet the requirements of Section 2301(c)(2) of HERA that funds be distributed to the areas of greatest need, including those with the greatest percentage of home foreclosures, with the highest percentage of homes financed by a subprime mortgage related loan, and identified by the grantee as likely to face a significant rise in the rate of home foreclosures.
Note: The grantee’s narrative must address these three stipulated need categories in the NSP statute, but the grantee may also consider other need categories.

Narrative Response: Based upon the County's analysis, the areas of Orient Park, Palm River / Clair Mel / Progress Village, and the University of South Florida Area meet all three (3) stipulated need categories. The NSP Funds will be used as described in Section G, in the areas referenced above during the first year after the grant award. One year after the NSP award, the County will consider use of available NSP Funds to expand to other areas if warranted by analysis.

C. DEFINITIONS AND DESCRIPTIONS

(1) Definition of “blighted structure” in context of state or local law.

Narrative Response:

Blighted Structure: Any structure unfit for use, habitation, or dangerous to persons or other property. In addition, a structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare. This includes structures showing evidence of physical decay or neglect, excessive use, or lack of maintenance. Characteristics also include any nuisance conditions including but not limited to:

Any “Nuisance” as defined by law, or

- (a) Any attractive nuisance which may be detrimental to the health or safety of children whether in a building, on the premises of a building, or upon an unoccupied lot. This includes, but is not limited to: abandoned wells, shafts, basements, excavations, unclean swimming pools or spas, abandoned iceboxes, refrigerators, motor vehicles, and any structurally unsound fences or structures, lumber, trash, fences, or debris which may prove a hazard for inquisitive minors;
- (b) Unsanitary conditions or anything offensive to the senses or dangerous to health including, but not limited to, the emission of odors, sewage, human waste, liquids, gases, dust, smoke, vibration or noise, or whatever may render air, food, or drink detrimental to the health of human beings;
- (c) Physical conditions such as, but not limited to, old, dilapidated, abandoned: scrap or metal, paper, building materials and equipment, bottles, glass, appliances, furniture, rags, rubber, motor vehicles, and parts thereof; or
- (d) Physical conditions posing fire hazards;
- (e) Physical conditions posing a hazard such as but not limited to dead or damaged trees.

(2) Definition of “affordable rents.” *Note:* Grantees may use the definition they have adopted for their CDBG program but should review their existing definition to ensure compliance with NSP program –specific requirements such as continued affordability.

Narrative Response:

The maximum Affordable Rents shall not exceed the Fair Market Rents (FMR) as published annually by the U.S. Department of Housing and Urban Development for the Tampa-St. Petersburg-Clearwater Metropolitan Statistical Area (MSA). The proposed 2009 rents are listed below:

	Eff	1 Bed	2 Bed	3 Bed	4 Bed
FMR	\$ 705	\$ 782	\$ 946	\$ 1,199	\$ 1,447

Source: U.S. Department of Housing and Urban Development, 2009

The County will review and approve the rents charged on an annual basis.

(3) Describe how the grantee will ensure continued affordability for NSP assisted housing.

Narrative Response: Hillsborough County will ensure long term affordability through the use of a Land Use Restriction Agreement (LURA) that will be recorded against the property. If an owner who has been assisted through this program transfers title to the property before the affordability period expires, the assistance provided by the County will be subject to recapture. The County will annually monitor the multifamily rental developments that are assisted with NSP funds during the affordability period to ensure that the specified units are affordable and that the property(s) continue to meet minimum housing quality standards.

In addition, all properties receiving NSP funding will be secured by a recorded mortgage on the property, in favor of the County. In an effort to make the homes more affordable, eligible clients can apply for down payment assistance, which will be funded with HOME and State Housing Initiative Partnership (SHIP) Funds.

The County will use the minimum affordability period of the federal HOME Investment Partnership Program, 24 CFR 92.252(a), (c), (e) and (f), and 92.254. The minimum affordability period is listed below:

- Up to \$15,000 = 5 Years
- \$15,001 - \$40,000 = 10 Years
- Over \$40,000 = 15 Years
- New Construction = 20 Years

(4) Describe housing rehabilitation standards that will apply to NSP assisted activities.

Narrative Response: All housing that requires rehabilitation must meet local building codes including the Standard Southern Building Code (SBCCI), and ordinances pertaining to providing housing that is decent, safe, sanitary, and fit for habitation.

Hillsborough County's Written Rehabilitation Standards will be used to describe in detail the specifications for the rehabilitation work needed to bring substandard housing into compliance with Ordinance 04-18, which defines the minimum housing code for Hillsborough County.

(5) Definition of "Middle Income Household:"

A household having an income equal to or less than 120% of area median income measured as 2.4 times the current Section 8 income limit for households below 50% of median income, adjusted for family size.

(6) Definition of "Moderate Income Household:" A household having an income equal to or less than 80% of area median income, but greater than 50% of area median income.

(7) Definition of "Low Income Household": A household having an income equal to or less than 50% of area median income.

(8) Definition of "Current Market Appraised Value:" The value means the value of a foreclosed upon home or residential property that is established through an appraisal made in conformity with the appraisal requirements of the URA at 49 CFR 24.103 and completed within 60 days prior to an offer made for the property by a grantee, subrecipient, developer, or individual homebuyer.

(9) Definition of Land Bank: A governmental or non-governmental nonprofit entity established, at least in part, to assemble, temporarily manage, and dispose of vacant land for the purpose of stabilizing neighborhoods and encouraging re-use or redevelopment of urban property. For the purposes of the NSP program, a land bank will operate in a specific, defined geographic area. It will purchase properties that have been abandoned or foreclosed upon and maintain, assemble, facilitate redevelopment of, market, and dispose of the land-banked properties. If the land bank is a governmental entity, it may also maintain abandoned or foreclosed property that it does not own, provided it charges the owner of the property the full cost of the service or places a lien on the property for the full cost of the service.

D. LOW INCOME TARGETING: Identify the estimated amount of funds appropriated or otherwise made available under the NSP to be used to purchase and redevelop abandoned or foreclosed upon homes or residential properties for housing individuals or families whose incomes do not exceed 50 percent of area median income: \$4,919,680.

Note: At least 25% of funds must be used for housing individuals and families whose incomes do not exceed 50 percent of area median income.

Narrative Response: It is anticipated that the majority of the funds set aside for households at or below 50% of AMI will be for rental housing; however, homeownership opportunities will not be excluded. In that regard, it will be required that any partner selected to do rental types of activities have a proven track record in rental property management. The County will require that any potential multifamily development acquisitions be reviewed by the County's approved Credit Underwriter for financial feasibility.

The County may provide other incentives for housing partners to assist special needs populations and who design creative mechanisms/programs to provide homeownership to low income households.

In the event that a single family housing unit does not sell in within a specified period to be identified in the subrecipient agreement, the County will require the unit be rented to an income eligible household.

E. ACQUISITIONS & RELOCATION: Indicate whether grantee intends to demolish or convert any low- and moderate-income dwelling units (i.e., \leq 80% of area median income).

If so, include:

- **The number of low- and moderate-income dwelling units—i.e., \leq 80% of area median income—reasonably expected to be demolished or converted as a direct result of NSP-assisted activities.**
- **The number of NSP affordable housing units made available to low-, moderate-, and middle-income households—i.e., \leq 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).**
- **The number of dwelling units reasonably expected to be made available for households whose income does not exceed 50 percent of area median income.**

Narrative Response:

As part of the acquisition process of foreclosed homes, the County will evaluate the property to determine if demolition is an option. If demolition is economically feasible, the County will use NSP Funds and/or other County affordable housing funds to construct a new unit. The County will only consider demolition of properties where the cost for acquisition is for the value of the land only.

- The County has set a benchmark to fund the acquisition and demolition of approximately 8 housing units for households at or below 80% of area median income.
 - Low Income Units = 5
 - Moderate Income Units = 3
 - Middle Income Units = 2

It is anticipated that the acquisition process will begin in January 2009 followed by the rehabilitation assistance if needed during the year. The project will be considered completed upon either: transfer to an eligible homeowner; or, when the unit is rented to an eligible tenant. All activities are anticipated to be complete by and will continue through the end of the calendar year (July 2010).

Activity and number of households by income category:

Activity	Low Income	Moderate Income	Middle Income
Acquisition	60	35	15
Rehabilitation	60	35	15
Demolition	5	3	2
Sale of Properties	5	30	10
Land Banking	2	2	2
Redevelopment	2	2	2

The County will follow the Uniform Relocation Act requirements for any affected household where a housing unit is being demolished that has not been vacant for greater than ninety (90) days.

F. PUBLIC COMMENT: Provide a summary of public comments received to the proposed NSP Substantial Amendment.

Hillsborough County facilitated a 15-day public review and comment period beginning on October 10, 2008 and ending on October 26, 2008. Public notices were published in accordance with the County’s Citizen Participation Plan to notify interested citizens where they could review the draft of the proposed amendment. Copies were made available at the following locations on October 10, 2008:

- Affordable Housing website: www.hillsboroughcounty.org/affordablehousingoffice/
- Affordable Housing Office - 1208 Tech Boulevard, Suite 300, Tampa
- 78th Street Community Library -7625 Palm River Road, Tampa
- Jimmy B. Keel Library - 2902 West Bearss Ave., Tampa
- Ruskin Library - 1 Dickman Drive SE, Ruskin
- Bruton Memorial Library - 302 McLendon Street, Plant City
- University Area Community Center - 14013 22nd Street, Tampa

The Affordable Housing Office hosted two focus meetings during the review period: one with lenders and another with for-profit and nonprofit housing providers. The purpose of these meetings was to discuss the proposed amendment and gain insight that would be helpful for the development and implementation of the NSP Program. A summary of each of these meetings is provided Exhibit C.

Additionally, a public hearing was held on November 6, 2008 to receive public comments on the proposed amendment to the 2008-2009 Annual Action Plan. During the public hearing numerous people had an opportunity to speak, many of whom were supportive of the plan and others who were seeking information as to how they could participate. A transcript from this hearing is provided in Exhibit C.

G. NSP INFORMATION BY ACTIVITY (COMPLETE FOR EACH ACTIVITY):

The County intends to develop multiple Requests for Qualifications (RFQ) for partners to assist with the acquisition, rehabilitation, management, and disposition of properties. Such partners may include, but not be limited to, housing non-profits/for-profits, lenders, title companies, asset/property managers, appraisers, real estate companies, contractors (including demolition contractors), and inspection firms. Capacity and proven track record will be among the critical areas that the County reviews in selecting non-profit and for-profit partners.

Activity - 1: Acquisition of Foreclosed Properties

(1) Activity Name: Acquisition of Foreclosed Properties – Single Family and Multifamily

(2) Activity Type: Acquisition of Foreclosed Properties (include NSP eligible use - Acquisition of Foreclosed Properties and CDBG eligible activity:

- Eligible Activities - 24 CFR 570.201
 - (a) Acquisition
 - (b) Disposition
 - (i) Relocation, and
 - (n) Direct homeownership assistance
- 24 CFR 570.202 eligible rehabilitation and preservation activities for homes and other residential properties

(3) National Objective: (Must be a national objective benefiting low, moderate and middle income persons, as defined in the NSP Notice—i.e., ≤ 120% of area median income).

- Activities benefitting Low-Moderate Income Persons – Housing Activities - 24 CFR 570.208(a)(3)
- NSP CDBG activities will meet the low-, moderate and middle income national objective of the assisted activity:
 - Provides or improves permanent residential structures that will be occupied by a household whose income is at or below 120 percent of area median income (abbreviated as LMMH);

(4) Projected Start Date: **January 15, 2009**

(5) Projected End Date: **July 30, 2013**

(6) Responsible Organization: (Describe the responsible organization that will implement the NSP activity, including its name, location, and administrator contact information)

Hillsborough County – Affordable Housing, 1208 Tech Blvd., Ste. 300, Tampa, FL 33619; Bill Armstrong, Interim Director. The County will solicit through multiple Requests for Qualifications for organizations/partners to participate in the program.

(7) Location Description: (Description may include specific addresses, blocks or neighborhoods to the extent known.)

This activity will be carried out in the target areas as referenced in Section A – Areas of Greatest Need. After analysis within the target area, specific properties will be evaluated. Factors may include elements such as block location, amount of rehabilitation, ownership, and other criteria affecting costs.

(8) Activity Description: **Include a narrative describing the area of greatest need that the activity addresses; the expected benefit to income-qualified persons; and whether funds used for this activity will be used to meet the low income housing requirement for those below 50% of area median income.**

For housing related activities, include:

- **tenure of beneficiaries--rental or homeownership;**
- **duration or term of assistance;**
- **a description of how the design of the activity will ensure continued affordability.**

For acquisition activities, include:

- **discount rate**

For financing activities, include:

- **range of interest rates**

Narrative Response: The County's Affordable Housing Office (AHO) will work with lenders to acquire homes that have been foreclosed, vacant for at least 90 days, and are on the lender's or investor's current inventory. Once foreclosed properties have been identified in the target areas, the County will negotiate with the lender(s) to obtain the maximum reasonable discount for use in the program.

Except as set forth below, the average purchase discount for all properties purchased with NSP funds during the 18-month use period shall be at least 15 percent. The average purchase discount shall be at least 10 percent if the County determines the maximum reasonable discount for each purchase transaction through use of a methodology that results in a discount equivalent to the total carrying costs that would be incurred by the

seller if the property were not purchased with NSP funds (provided the discount is at least 5 percent).

Such methodology shall provide for an analysis of the estimated holding period for the property and the nature and amount of the carrying costs of holding the property for this period. Such carrying costs shall include, but not be limited to: taxes, insurance, maintenance, marketing, overhead, and interest. The County will document this analysis for each purchase transaction.

Through a RFQ process, the County will develop a list of qualified and approved Housing Partners. The County will work the Housing Partners on securing the negotiated lender owned properties in the targeted areas. The County will provide funding at 0% interest for approved Housing Partners to acquire and rehabilitate (if necessary) the properties to be sold and/or rented to an eligible household after rehabilitation. The County will limit the number of properties that the Housing Partners can obtain based on their capacity. The County will notify approved Housing Partners of the homes to be acquired and limit the number that can be acquired by any one agency based on their capacity.

Single family and multifamily housing units assisted under this activity will have a recorded mortgage and Land Use Restriction Agreement (LURA) on the properties.

Program income received from the sale or rental of assisted units will be recycled for eligible NSP activities.

The County will allow and pay for service fees that are fair and reasonable as part of the acquisition and rehabilitation process. Service fees and other soft/project related costs associated with the acquisition and rehabilitation shall be considered “Program Delivery” type costs and will be charged to the individual projects assisted.

Individual Transactions - If an abandoned or foreclosed-upon home or residential property is to be sold to an individual as a primary residence, no profit may be earned on such sale.

Activity and number of households by income category:

Activity	Low Income	Moderate Income	Middle Income
Acquisition	60	35	15

Budget for this activity: \$13,000,000.00

Activity -2: Housing Rehabilitation of Acquired Foreclosed Homes

(1) Activity Name: Housing Rehabilitation

(2) Activity Type: (include NSP eligible use & CDBG eligible activity)

- 24 CFR 570.201(m) – Homeownership Assistance
- 24 CFR 570.202(a) - Eligible rehabilitation and preservation activities for homes and other residential properties
- 24 CFR 570.206 - Activity delivery costs for an eligible activity

(3) National Objective: (Must be a national objective benefiting low, moderate and middle income persons, as defined in the NSP Notice—i.e., ≤ 120% of area median income).

- 24 CFR 570.208(a)(3) – Housing Activities
- NSP CDBG activities will meet the low-, moderate and middle income national objective of the assisted activity:
 - Provides or improves permanent residential structures that will be occupied by a household whose income is at or below 120 percent of area median income (abbreviated as LMMH);

(4) Projected Start Date: **January 15, 2009**

(5) Projected End Date: **July 30, 2013**

(6) Responsible Organization: (Describe the responsible organization that will implement the NSP activity, including its name, location, and administrator contact information)

Hillsborough County – Affordable Housing Office, 1208 Tech Blvd., Ste. 300, Tampa, FL 33619; Bill Armstrong, Interim Director. The County will solicit-through multiple Request for Qualifications for organizations/partners to participate in the program.

(7) Location Description: (Description may include specific addresses, blocks or neighborhoods to the extent known.)

This activity will be carried out in the target areas as referenced in Section A – Areas of Greatest Need. After analysis within the target area, specific properties will be evaluated. Factors may include elements such as block location, amount of rehabilitation, ownership, and other criteria affecting costs.

(8) Activity Description:

Include a narrative describing the area of greatest need that the activity addresses; the expected benefit to income-qualified persons; and whether funds used for this activity will be used to meet the low income housing requirement for those below 50% of area median income.

For housing related activities, include:

- **tenure of beneficiaries--rental or homeownership;**
- **duration or term of assistance;**
- **a description of how the design of the activity will ensure continued affordability.**

For acquisition activities, include:

- **discount rate**

For financing activities, include:

- **range of interest rates**

The NSP program will rehabilitate both single family and multi-family residential properties. Costs of the rehabilitation can include labor, materials, supplies, permits, lead paint assessment, abatement and clearance, barrier removal, energy efficient measures asbestos removal and program delivery. Rehabilitation projects involving one or more units in a multi-unit building owned as a condominium, will be limited to the particular unit(s) and will not involve rehabilitation of portions of the property that are held in common ownership.

Housing units acquired through the use of NSP funds will require rehabilitation in most cases. The County will provide NSP funds for housing rehabilitation to bring the housing units up to the County's Minimum Housing Code as per Ordinance 04-18. Funding will be provided through a secured lien on the property at 0% interest.

It is anticipated that a portion of the funds associated with this activity will be for households earning at or below 50% of AMI. This could be in the form of a rehabilitated single family or multifamily unit. If a housing unit is rented, it is critical that any chosen Housing Partner has a proven track record in property management. The County will require that any multifamily developments proposed for acquisition be reviewed by the County's approved Credit Underwriter for financial feasibility.

The County may provide other incentives for Housing Partners to assist special needs populations, which may include the homeless, disabled, victims of domestic violence, and others.

The County will provide incentives for improving energy efficiency, conservation, or providing renewable energy source(s). These types of features will provide for long-term affordability and increased sustainability and attractiveness of housing and neighborhoods.

All housing acquired through this program must meet all local building codes (including the Standard Southern Building Code, (SBCCI) and ordinances pertaining to providing housing that is decent, safe, sanitary and fit for habitation.

Hillsborough County's Written Rehabilitation Standards will be used to describe in detail the specifications for the rehabilitation work needed to bring substandard housing into

compliance with Ordinance 04-18, which defines the minimum housing code for Hillsborough County.

The County will allow and pay for development fees that are fair and reasonable as part of the acquisition and rehabilitation process. Development fees and other soft/project related costs associated with the acquisition and rehabilitation shall be considered “Program Delivery” type costs and will be charged to the individual projects assisted.

Activity and number of households by income category:

Activity	Low Income	Moderate Income	Middle Income
Rehabilitation	60	35	15

Budget for this activity: \$3,300,000.00

Activity – 3: Demolition of Acquired Foreclosed Homes

(1) Activity Name: Demolition and Clearance of Foreclosed Homes

(2) Activity Type: (include NSP eligible use & CDBG eligible activity)

- 24 CFR 570.201(d) – Clearance and Demolition
 - The County will obtain approval from HUD before demolishing any HUD-Owned properties
- 24 CFR 570.201(m) – Construction Activities

(3) National Objective: (Must be a national objective benefiting low, moderate and middle income persons, as defined in the NSP Notice—i.e., ≤ 120% of area median income).

- 24 CFR 570.208(a)(3) – Housing Activities
- For the purposes of NSP CDBG only, an activity may meet the low- and moderate income national objective if the assisted activity:
 - Provides or improves permanent residential structures that will be occupied by a household whose income is at or below 120 percent of area median income (abbreviated as LMMH);

(4) Projected Start Date: **January 15, 2009**

(5) Projected End Date: **July 30, 2013**

(6) Responsible Organization: (Describe the responsible organization that will implement the NSP activity, including its name, location, and administrator contact information)

Hillsborough County – Affordable Housing Office, 1208 Tech Blvd., Ste. 300, Tampa, FL 33619; Bill Armstrong, Interim Director. The County will solicit through multiple Requests for Qualifications for organizations/partners to participate in the program.

(7) Location Description: (Description may include specific addresses, blocks or neighborhoods to the extent known.)

This activity will be carried out in the target areas as referenced in Section A – Areas of Greatest Need. After analysis within the target area, specific properties will be evaluated. Factors may include elements such as block location, amount of rehabilitation, ownership, and other criteria affecting costs.

(8) Activity Description:

Include a narrative describing the area of greatest need that the activity addresses; the expected benefit to income-qualified persons; and whether funds used for this activity will be used to meet the low income housing requirement for those below 50% of area median income.

For housing related activities, include:

- **tenure of beneficiaries--rental or homeownership;**
- **duration or term of assistance;**
- **a description of how the design of the activity will ensure continued affordability.**

For acquisition activities, include:

- **discount rate**

For financing activities, include:

- **range of interest rates**

Housing units acquired through the County's program, which are not economically feasible to rehabilitate, and/or pose a health/safety threat, may be demolished. The County will only consider demolition of properties where the cost for acquisition is for the value of the land only. Demolished homes may be placed in the affordable housing land inventory to be subsequently provided to an Affordable Housing Office housing partner. Another option is that the Affordable Housing Office partner may acquire the property, demolish and construct a new home on the property. The County will provide the funds in the form of a grant for the demolition. The County may subsequently provide funding for the construction of a new home using NSP funds or other County affordable housing grant funds. If the County provides funding for the construction, it will be in the form of a secured loan against the property at a 0% interest rate and Land Use Restriction Agreement (LURA).

Activity and number of households by income category:

Activity	Low Income	Moderate Income	Middle Income
Demolition	5	3	2

Budget for this activity: \$100,000.00

Activity – 4: Sale of Acquired Foreclosed Homes

(1) Activity Name: Sale of Acquired Foreclosed Homes

(2) Activity Type: (include NSP eligible use & CDBG eligible activity)

- 24 CFR 570.201(n) – Homeownership Assistance
- Eligible Activities - 24 CFR 570.201
 - (a) Acquisition
 - (b) Disposition
 - (i) Relocation, and
 - (n) Direct homeownership assistance

(3) National Objective: (Must be a national objective benefiting low, moderate and middle income persons, as defined in the NSP Notice—i.e., $\leq 120\%$ of area median income).

- 24 CFR 570.208(a)(3) – Housing Activities
- NSP CDBG activities will meet the low-, moderate and middle income national objective of the assisted activity:
 - Provides or improves permanent residential structures that will be occupied by a household whose income is at or below 120 percent of area median income (abbreviated as LMMH);

(4) Projected Start Date: **January 15, 2009**

(5) Projected End Date: **July 30, 2013**

(6) Responsible Organization: (Describe the responsible organization that will implement the NSP activity, including its name, location, and administrator contact information)

Hillsborough County – Affordable Housing Office, 1208 Tech Blvd., Ste. 300, Tampa, FL 33619; Bill Armstrong, Interim Director. The County will solicit through multiple Requests for Qualifications for organizations/partners to participate in the program.

(7) Location Description: (Description may include specific addresses, blocks or neighborhoods to the extent known.)

This activity will be carried out in the target areas as referenced in Section A – Areas of Greatest Need. After analysis within the target area, specific properties will be evaluated. Factors may include elements such as block location, amount of rehabilitation, ownership, and other criteria affecting costs.

(8) Activity Description:

Include a narrative describing the area of greatest need that the activity addresses; the expected benefit to income-qualified persons; and whether funds used for this activity will be used to meet the low income housing requirement for those below 50% of area median income.

For housing related activities, include:

- **tenure of beneficiaries--rental or homeownership;**
- **duration or term of assistance;**
- **a description of how the design of the activity will ensure continued affordability.**

For acquisition activities, include:

- **discount rate**

For financing activities, include:

- **range of interest rates**

To enable affordability down payment assistance from other funding sources may be provided to the homeowner. The funding may reduce interest rates, mortgage principal amounts, provide a second mortgage and pay the purchaser's reasonable closing costs. Homebuyer counseling will be required before the sale to the homebuyer. All parties on the deed will be required to have at a minimum of 8 hours of counseling.

The County will establish a period of time in which our housing partner(s) must sell the acquired home. Failure to sell the home in a timely manner will result in the possibility of the home being turned in to a rental unit to be managed by a Property Management agency that has been qualified by the County during the RFQ process.

The County will use the minimum affordability standards that fall under the federal HOME Investment Partnership Program which are listed below:

- Up to \$15,000 = 5 Years
- \$15,001 - \$40,000 = 10 Years
- Over \$40,000 = 15 Years
- New Construction = 20 Years

Program income received from the sale of assisted units will be recycled for eligible NSP activities.

Costs for this activity will be from Program Delivery costs.

Other Program Requirements

- Homebuyer Counseling. Any NSP-assisted homebuyer must receive at least eight hours of homebuyer counseling from a HUD-approved housing counseling agency prior to obtaining a mortgage loan.
- Lender Requirements. The lender of any first mortgage loan provided to an income eligible household must comply with Treasury’s guidance for non-traditional mortgages (*available at <http://www.fdic.gov/regulations/laws/rules/5000-5160.html>*). Compliance must be documented. All loans must be at a fixed rate loans not to exceed a term of forty (40) years.

Activity and number of households by income category:

Activity	Low Income	Moderate Income	Middle Income
Sale of Property	5	30	10

Budget for this activity: \$100,000.00

Activity – 5: Land Banking of Acquired Properties

(1) Activity Name: Land Banking

(2) Activity Type: (include NSP eligible use & CDBG eligible activity)

- 24 CFR 570.201(a) – Acquisition
- 24 CFR 570.201(b) - Disposition
- Eligible Activities - 24 CFR 570.201
 - Establish land banking for homes that have been foreclosed

(3) National Objective: (Must be a national objective benefiting low, moderate and middle income persons, as defined in the NSP Notice—i.e., ≤ 120% of area median income).

- 24 CFR 570.208(a)(3) – Housing Activities
- NSP CDBG activities will meet the low-, moderate and middle income national objective of the assisted activity:
 - Provides or improves permanent residential structures that will be occupied by a household whose income is at or below 120 percent of area median income (abbreviated as LMMH);

(4) Projected Start Date: **January 15, 2009**

(5) Projected End Date: **July 30, 2013**

(6) Responsible Organization: (Describe the responsible organization that will implement the NSP activity, including its name, location, and administrator contact information)

Hillsborough County – Affordable Housing Office, 1208 Tech Blvd., Ste. 300, Tampa, FL 33619; Bill Armstrong, Interim Director. The County will solicit through multiple Requests for Qualifications for organizations/partners to participate in the program.

(7) Location Description: (Description may include specific addresses, blocks or neighborhoods to the extent known.)

This activity will be carried out in the target areas as referenced in Section A – Areas of Greatest Need. After analysis within the target area, specific properties will be evaluated. Factors may include elements such as block location, amount of rehabilitation, ownership, and other criteria affecting costs.

(8) Activity Description:

Include a narrative describing the area of greatest need that the activity addresses; the expected benefit to income-qualified persons; and whether funds used for this activity will be used to meet the low income housing requirement for those below 50% of area median income.

For housing related activities, include:

- **tenure of beneficiaries--rental or homeownership;**
- **duration or term of assistance;**
- **description of how the design of the activity will ensure continued affordability.**

For acquisition activities, include:

- **discount rate**

For financing activities, include:

- **range of interest rates**

Land banking and subsequent redevelopment of the demolished or vacant property will be for households at or below 120% AMI. Financing will be provided at a 0% deferred payment loan.

The County will purchase properties that have been abandoned or foreclosed and maintain, assemble, facilitate redevelopment of, market, and dispose of those properties. Each property will be maintained by the Affordable Housing Office's Land Inventory and

be sold to income eligible households and/or sold to non-profit developers to rehabilitate or develop affordable housing for income eligible households.

If homes are constructed on the acquired properties, homes will be made available to income eligible households.

The County will use the minimum affordability standards that fall under the federal HOME Investment Partnership Program which are listed below:

- Up to \$15,000 = 5 Years
- \$15,001 - \$40,000 = 10 Years
- Over \$40,000 = 15 Years
- New Construction = 20 Years

As described above, the County will ensure continued affordability through the use of a Land Use Restriction Agreement (LURA) and mortgage.

Other Program Requirements

- Homebuyer Counseling. Any NSP-assisted homebuyer must receive at least eight hours of homebuyer counseling from a HUD-approved housing counseling agency prior to obtaining a mortgage loan.
- Lender Requirements. The lender of any first mortgage loan provided to an income eligible household must comply with Treasury’s guidance for non-traditional mortgages (*available at <http://www.fdic.gov/regulations/laws/rules/5000-5160.html>*). Compliance must be documented. All loans must be at a fixed rate loans not to exceed a term of forty (40) years.

Activity and number of households by income category:

Activity	Low Income	Moderate Income	Middle Income
Land Banking	2	2	2

Budget for this activity: \$100,000.00

Activity – 6: Redevelop Demolished or Vacant Properties

(1) Activity Name: Redevelopment of Properties

(2) Activity Type: (include NSP eligible use & CDBG eligible activity)

- 24 CFR 570.201(a) – Acquisition
- 24 CFR 570.201(b) – Disposition

- 24 CFR 570.201(c) – Public Facilities
- Eligible Activities - 24 CFR 570.201(n)
 - Direct Home Ownership Assistance

(3) National Objective: (Must be a national objective benefiting low, moderate and middle income persons, as defined in the NSP Notice—i.e., $\leq 120\%$ of area median income).

- 24 CFR 570.208(a)(3) – Housing Activities
- NSP CDBG activities will meet the low-, moderate and middle income national objective of the assisted activity:
 - Provides or improves permanent residential structures that will be occupied by a household whose income is at or below 120 percent of area median income (abbreviated as LMMH);

(4) Projected Start Date: **January 15, 2009**

(5) Projected End Date: **July 30, 2013**

(6) Responsible Organization: (Describe the responsible organization that will implement the NSP activity, including its name, location, and administrator contact information)

Hillsborough County – Affordable Housing Office, 1208 Tech Blvd., Ste. 300, Tampa, FL 33619; Bill Armstrong, Interim Director. The County will solicit through multiple Requests for Qualifications for organizations/partners to participate in the program.

(7) Location Description: (Description may include specific addresses, blocks or neighborhoods to the extent known.)

This activity will be carried out in the target areas as referenced in Section A – Areas of Greatest Need. After analysis within the target area, specific properties will be evaluated. Factors may include elements such as block location, amount of rehabilitation, ownership, and other criteria affecting costs.

(8) Activity Description:

Include a narrative describing the area of greatest need that the activity addresses; the expected benefit to income-qualified persons; and whether funds used for this activity will be used to meet the low income housing requirement for those below 50% of area median income.

For housing related activities, include:

- **tenure of beneficiaries--rental or homeownership;**
- **duration or term of assistance;**

- **description of how the design of the activity will ensure continued affordability.**

For acquisition activities, include:

- **discount rate**

For financing activities, include:

- **range of interest rates**

Land banking and subsequent redevelopment of the demolished or vacant property will be for households at or below 120% AMI. Financing will be provided at a 0% deferred payment loan.

Once constructed these homes will be made available to income eligible households.

The County will use the minimum affordability standards that fall under the federal HOME Investment Partnership Program which are listed below:

- Up to \$15,000 = 5 Years
- \$15,001 - \$40,000 = 10 Years
- Over \$40,000 = 15 Years
- New Construction = 20 Years

As described above, the County will ensure continued affordability through the use of a Land Use Restriction Agreement (LURA) and mortgage.

Other Program Requirements

- Homebuyer Counseling. Any NSP-assisted homebuyer must receive at least eight hours of homebuyer counseling from a HUD-approved housing counseling agency prior to obtaining a mortgage loan.
- Lender Requirements. The lender of any first mortgage loan provided to an income eligible household must comply with Treasury's guidance for non-traditional mortgages (*available at <http://www.fdic.gov/regulations/laws/rules/5000-5160.html>*). Compliance must be documented. All loans must be at a fixed rate loans not to exceed a term of forty (40) years.

Activity and number of households by income category:

Activity	Low Income	Moderate Income	Middle Income
Redevelopment	2	2	2

Budget for this activity: \$719,680.20

Activity – 7: Planning and Administration

(1) Activity Name: Planning and Administration

(2) Activity Type: (include NSP eligible use & CDBG eligible activity)

- 24 CFR 570.206(1) – Planning and Administration
- Eligible Activity - 24 CFR 570.206(a)(1) – Planning and Administration

(3) National Objective: (Must be a national objective benefiting low, moderate and middle income persons, as defined in the NSP Notice—i.e., ≤ 120% of area median income). N/A

(4) Projected Start Date: **September 29, 2008**

(5) Projected End Date: **July 30, 2013**

(6) Responsible Organization: (Describe the responsible organization that will implement the NSP activity, including its name, location, and administrator contact information)

Hillsborough County – Affordable Housing Office, 1208 Tech Blvd., Ste. 300, Tampa, FL 33619; Bill Armstrong, Interim Director.

(7) Location Description: (Description may include specific addresses, blocks or neighborhoods to the extent known.)

Affordable Housing Office, 1208 Tech Blvd., Ste. 300, Tampa, FL 33619

(8) Activity Description: Include a narrative describing the area of greatest need that the activity addresses; the expected benefit to income-qualified persons; and whether funds used for this activity will be used to meet the low income housing requirement for those below 50% of area median income.

For housing related activities, include:

- **tenure of beneficiaries--rental or homeownership;**
- **duration or term of assistance;**
- **description of how the design of the activity will ensure continued affordability.**

For acquisition activities, include:

- **discount rate**

For financing activities, include:

- **range of interest rates**

NSP funds will be used to pay reasonable program administration costs related to the planning and execution of the activities listed above. This includes costs related to staffing for overall program management, coordination, monitoring, reporting, and direct and indirect charges.

Activity and number of households by income category:

N/A

Budget for this activity: \$1,913,297.80

I. Total Budget: (Include public and private components)

Please see attached Budget (Exhibit “A”)

The County will also charge any pre-award costs incurred as part of the preparation of the Substantial Amendment to the Planning and Administration portion of the grant. In addition, all costs such as appraisals, title searches and title insurance, environmental assessments, inspections, development fees, engineering studies and mitigation, market analysis, credit underwriting reports, and associated permits, will be charged to each individual project.

J. Performance Measures (e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent):

The County will incorporate performance measures and benchmarks into agreements with the housing partners. This will ensure that funds are expended in a timely manner and that acquired properties are made available for disposition as soon as they are available. All housing partners will be monitored annually for compliance. Penalties and/or sanctions will be imposed on non-performing agencies.

- Households at or below 50% of Area Median Income = no less than 25% of funds; 60 Units
- 51 to 80% = 35 Units
- 81 to 120% = 15 Units

Activity	Low Income	Moderate Income	Middle Income
Acquisition	60	35	15
Rehabilitation	60	35	15
Demolition	5	3	2

Jurisdiction: Hillsborough County, Florida

Sale of Properties	5	30	10
Land Banking	2	2	2
Redevelopment	2	2	2

CERTIFICATIONS

- (1) **Affirmatively furthering fair housing.** The jurisdiction 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-lobbying.** The jurisdiction will comply with restrictions on lobbying required by 24 CFR part 87, together with disclosure forms, if required by that part.
- (3) **Authority of Jurisdiction.** 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.
- (4) **Consistency with Plan.** The housing activities to be undertaken with NSP funds are consistent with its consolidated plan, which means that NSP funds will be used to meet the congressionally identified needs of abandoned and foreclosed homes in the targeted area set forth in the grantee's substantial amendment.
- (5) **Acquisition and relocation.** The jurisdiction 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.
- (6) **Section 3.** The jurisdiction 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.
- (7) **Citizen Participation.** The jurisdiction 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.
- (8) **Following Plan.** The jurisdiction is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.
- (9) **Use of funds in 18 months.** The jurisdiction will comply with Title III of Division B of the Housing and Economic Recovery Act of 2008 by using, as defined in the NSP Notice, all of its grant funds within 18 months of receipt of the grant.
- (10) **Use NSP funds \leq 120 of AMI.** The jurisdiction will comply with the requirement 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.
- (11) **Assessments.** 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: (1) a policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and (2) 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 non-violent civil rights demonstrations within its jurisdiction.

(13) **Compliance with anti-discrimination laws.** 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 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 will comply with applicable laws.


Signature/Authorized Official

11/10/08
Date

County Administrator
Title

EXHIBIT A

BUDGET

EXHIBIT "A"

Hillsborough County
Neighborhood Stabilization Program Budget

	Amount	50% and Below		51 - 120% AMI		Total \$
		Amount		Amount		
NSP Allocation:	\$ 19,132,978.00					
Planning and Administration*	\$ 1,913,297.80	\$ -		\$ -		\$ 1,913,297.80
Acquisition of Foreclosed Properties	\$ 13,000,000.00	\$ 2,400,000.00		\$ 10,600,000.00		\$ 13,000,000.00
Rehabilitation of Foreclosed Properties	\$ 3,300,000.00	\$ 1,700,000.00		\$ 1,600,000.00		\$ 3,300,000.00
Demolition of Acquired Foreclosed Properties	\$ 100,000.00	\$ 50,000.00		\$ 50,000.00		\$ 100,000.00
Land Banking of Acquired Foreclosed Properties	\$ 100,000.00	\$ 50,000.00		\$ 50,000.00		\$ 100,000.00
Redevelop Demolished or Vacant Properties	\$ 719,680.20	\$ 719,680.20		\$ -		\$ 719,680.20
Total	\$ 19,132,978.00	\$ 4,919,680.20	25.7%	\$ 12,300,000.00	64.3%	\$ 19,132,978.00

*Planning and Administration is limited to 10% of Allocation.

EXHIBIT B

SF-424

Application for Federal Assistance SF-424		Version 02
*1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	*2. Type of Application * If Revision, select appropriate letter(s) <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation *Other (Specify) _____ <input type="checkbox"/> Revision	
3. Date Received:		4. Applicant Identifier:
5a. Federal Entity Identifier:		*5b. Federal Award Identifier:
State Use Only:		
6. Date Received by State:		7. State Application Identifier:
8. APPLICANT INFORMATION:		
*a. Legal Name: Hillsborough County Government		
*b. Employer/Taxpayer Identification Number (EIN/TIN): 56-60000661		*c. Organizational DUNS: 69672137
d. Address:		
*Street 1:	<u>1208 Tech Boulevard</u>	
Street 2:	<u>Suite 300</u>	
*City:	<u>Tampa</u>	
County:	<u>Hillsborough</u>	
*State:	<u>Florida</u>	
Province:	_____	
*Country:	<u>USA</u>	
*Zip / Postal Code	<u>33619</u>	
e. Organizational Unit:		
Department Name: Affordable Housing Office		Division Name: Utilities and Commerce
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix:	<u>Ms.</u>	*First Name: <u>Patricia</u>
Middle Name:	<u>G.</u>	
*Last Name:	<u>Bean</u>	
Suffix:	_____	
Title:	<u>County Administrator</u>	
Organizational Affiliation:		
*Telephone Number: (813) 276-2843		Fax Number: (813) 274-6695
*Email: <u>beanp@hillsboroughcounty.org</u>		

Application for Federal Assistance SF-424	Version 02
*9. Type of Applicant 1: Select Applicant Type: B.County Government Type of Applicant 2: Select Applicant Type: Type of Applicant 3: Select Applicant Type: *Other (Specify)	
*10 Name of Federal Agency: U.S. Department of Housing and Urban Development	
11. Catalog of Federal Domestic Assistance Number: 14.218 CFDA Title: COMMUNITY DEVELOPMENT BLOCK GRANTS/ENTITLEMENT GRANTS	
*12 Funding Opportunity Number: N/A *Title: _____	
13. Competition Identification Number: N/A Title: _____	
14. Areas Affected by Project (Cities, Counties, States, etc.): Unincorporated Hillsborough County, City of Plant City, and City of Temple Terrace	
*15. Descriptive Title of Applicant's Project: Acquisition of abandoned and foreclosed property; rehabilitation / reconstruction of those properties, as necessary; and provide for the sale or rent of these housing units to income eligible households.	

Application for Federal Assistance SF-424

Version 02

***Applicant Federal Debt Delinquency Explanation**

The following should contain an explanation if the Applicant organization is delinquent of any Federal Debt.

N/A

EXHIBIT C

PUBLIC COMMENTS

**Affordable Housing Office
Non-Profit Focus Meeting
10/23/2008**

Neighborhood Stabilization Program

On Thursday, October 2, 2008, a Focus Meeting was held at 601 Kennedy Blvd., 26th Floor Conference Room B. The meeting was hosted by the Affordable Housing Office Management Team and it focused on non-profits and their questions and comments on the Neighborhood Stabilization Program.

Lenders in attendance: David Snyder, Florida Home Partnership; Walter Walker, Housing & Education Alliance; Diane Martin-Johnson, Plant City CDC; Karen Miller, PDC Affordable Housing; Nick Pavonetti, PDC Affordable Housing; Debbie Joyce, Tampa Housing Authority; Phyllis Fleming, State of Florida; Linda L. Vandoren, Housing & Education Alliance; Doug McCree, First Housing; Aidza Antonio, Solita's House; Anthony Thomas, Solita's House; Ernest Barefield, Plant City CDC; Barbara Barco, Plant City CDC; Gladstone Cooper, Beresford, LLC; Leonard Burke, FMI Group; Brady Davis, Children's Board; Earl Pfeiffer, Florida Home Partnership; Tammy Criollo, Centre for Women; Connie Nachman, Centre for Women; Jennifer Sjedin, Centre for Women; Charles Dobney, Community Housing Solutions; Julian Garcia, UACAC; Dianne Hart, East Tampa Consulting; Sheryl Jackson, CDC of Tampa; J. Henderson, CU Housing Partners; M. Shemwell, CU Housing Partners; Rayme Nuckles, Homeless Coalition; Eric Brown, ROI Constructions; Ernest Coney, Jr., CDC of Tampa; Lori Kreisle, Homes for Independent Abilities of Florida; Jim Caldwell, Workforce Housing.

County Staff present: Howie Carroll, Affordable Housing Officer, Valmarie Turner, Manager, Affordable Housing Office; Lanette Glass, Manager, Affordable Housing Office; Marci Irwin, Contracts Manager, Affordable Housing Office; Gerald J. Dickens, Finance Manager, Affordable Housing Office; Jack Carlisle, General Manager III, Management & Budget; Lynn Fillmon, Manager, Procurement Services; John Hollingshead, Procurement Supervisor, Procurement Services; Eric Messerve, Senior Procurement Analyst, Procurement Services and Gisela Garcia Tames, Administrative Specialist, Affordable Housing Office.

Welcome, Introductions and Expectations

The meeting was opened by Jack Carlisle. He asked each participant to introduce themselves, explained the purpose of the meeting and asked the participants to state their expectations coming to the meeting.

Expectations/Questions from Non-Profits:

- Program Update
- Implementation of Program
- Further Affordable Housing
- Offer suggestions
- See what non-profits can do to help
- Evaluate each organization's role
- To understand County's approach to NSP
- To evaluate how each non-profit can help
- How to work with the State
- See how to partner
- Exchange ideas
- City/County working together

Neighborhood Stabilization Program Presentation

An overview of the Neighborhood Stabilization Program was delivered by Lanette Glass (Handout: *Neighborhood Stabilization Program: A Component of HUD's Community Development Block Grant (CDBG) Program*) and *Hillsborough County Neighborhood Stabilization Program Substantial Amendment Draft*. The topics covered were as follows:

- Housing Economic Recovery Act of 2008 (HERA)
- Funding Level = \$3.92 Million
- Grants to states & local governments
- Formula distribution, eligible uses, targeting requirements
- Income requirements
- Hillsborough County – Granted \$19.1M
- 3 Targeted Areas:
 - 1st Tier:
 - ◆ USF Area
 - ◆ Orient Park
 - ◆ Palm River/Clair Mel/Progress Village
 - 2nd Tier:
 - ◆ City of Plant City
 - ◆ Town n' Country
 - ◆ Gibsonton
- County NSP Activities:
 - Acquisition
 - Housing Rehabilitation
 - Demolition of Acquired Properties
 - Sale of Acquired Properties
 - Land Banking of Acquired Properties

- Redevelop Demolished or Vacant Properties
- NSP Process:
 - Non-Profits
 - Inspectors
 - Environmental
 - Property Purchasing Agent
 - Property Management Firm
 - Contractors
- Lender requirements
- Uniform Relocation Act

Ideas, Issues and Concerns

After the presentation Jack Carlisle opened the floor for participants to express their concerns and provide input on the Neighborhood Stabilization Program. Ideas, issues and concerns expressed:

- What is the sales price tied to?
- Who holds the title?
- Shared equity
- Must be careful not to put client re: "upside down"
- Money for acquisition and "end loans"?
- Rental/Lease purchase of single family home?
- Incentive for non-profit "developer's fee"?
- Administrative fee for non-profits
- Project based vouchers available?
- Davis-Bacon, URA environmental apply?
- How many units?
- Who does the rehab?
- Must make sure all systems are addressed in the home: "shocked at rehab price"
- Maximum amount allocated for rehab
- Management company
- Use a stated rehab standard above minimum
- Considered holding paper? Lease Option?
- How will County divide "bulk purchase"?
- Allow for leveraging of private monies
- Will rehab cost add to tax base?
- Option to subordinate purchase to rehab
- Purchase a home warranty plan – buy at a discount in bulk
- Preference for minority contractors?
- Leveraging with Housing Finance Authority – money for buyers

- LURAs: What form? Recapture
- County is to recycle monies – will leave monies where needed
- Thoughts about demolish/rebuild?
- Life estate option/shared equity
- Tie to Section 8 vouchers?
- For rental situations, is an operating subsidy possible?
- Incent case management to link to supportive housing – case management money – project based assistance
- Look at chart on Page 24 of NSP Draft document – revisit the data
- How will “bulk purchase” happen?
- What is the priority of home “types” to buy? Abandoned vs. foreclosed, etc.
- Assurance that program is well-planned
- Revisit rehab budget on NSP Draft document
- Property Condition Report – Standards to make them marketable
- Money for counseling – different source
- Bring Code Enforcement in

**Affordable Housing Office
Lender Focus Meeting
10/22/2008**

Neighborhood Stabilization Program

On Wednesday, October 22, 2008, a Focus Meeting was held at 601 Kennedy Blvd., 26th Floor Conference Room B. The meeting was hosted by the Affordable Housing Office Management team and it focused on lenders and their questions and comments on the Neighborhood Stabilization Program.

Lenders in attendance: Jim Simon, Sun Coast Federal Credit Union; Wesley H. Westmoreland, Fifth Third Bank; Marlene Sokol, St. Petersburg Times; Mabelle Maner, Wachovia; Luis Silva, Bank of America; Debra Reyes, Neighborhood Lending Partners, Inc.; Denise J. Freedman, Bank of America; Chris Butler, Wachovia.

County Staff present: Howie Carroll, Affordable Housing Officer, Valmarie Turner, Manager, Affordable Housing Office; Bill Armstrong, Interim Director, Affordable Housing Office; Lanette Glass, Manager, Affordable Housing Office; Marci Irwin, Contracts Manager, Affordable Housing Office; Gerald J. Dickens, Finance Manager, Affordable Housing Office; Jack Carlisle, General Manager III, Management & Budget; Lynn Fillmon, Manager, Procurement Services; John Hollingshead, Procurement Supervisor, Procurement Services; Eric Messerve, Senior Procurement Analyst, Procurement Services and Gisela Garcia Tames, Administrative Specialist, Affordable Housing Office.

Welcome, Introductions and Expectations

The meeting was opened by Jack Carlisle. He asked each participant to introduce themselves, explained the purpose of the meeting and asked the participants to state their expectations coming to the meeting.

Expectations/Questions from Lenders:

- To assist in guiding/planning the Neighborhood Stabilization Program.
- To support the Neighborhood Stabilization Program.
- Acquiring affordable properties.
- Learn about mortgage assistance.
- What target communities are being identified.
- To gather information on the Neighborhood Stabilization Program.
- Where does the County see the program going in the next quarter?
- To determine the County's Plan.

- Will there be a role for a financial intermediary?
- How does the County plan to use NSP funds.

Neighborhood Stabilization Program Presentation

An overview of the Neighborhood Stabilization Program was delivered by Valmarie Turner (Handouts: *Neighborhood Stabilization Program: A Component of HUD's Community Development Block Grant (CDBG) Program* and *Hillsborough County Neighborhood Stabilization Program Substantial Amendment Draft*. The topics covered were as follows:

- Housing Economic Recovery Act of 2008 (HERA)
- Funding Level = \$3.92 Million
- Grants to states & local governments
- Formula distribution, eligible uses, targeting requirements
- Income requirements
- Hillsborough County – Granted \$19.1M
- 3 Targeted Areas:
 - 1st Tier:
 - ◆ USF Area
 - ◆ Orient Park
 - ◆ Palm River/Clair Mel/Progress Village
 - 2nd Tier:
 - ◆ City of Plant City
 - ◆ Town n' Country
 - ◆ Gibsonton
- County NSP Activities:
 - Acquisition
 - Housing Rehabilitation
 - Demolition of Acquired Properties
 - Sale of Acquired Properties
 - Land Banking of Acquired Properties
 - Redevelop Demolished or Vacant Properties
- NSP Process:
 - Non-Profits
 - Inspectors
 - Environmental
 - Property Purchasing Agent
 - Property Management Firm
 - Contractors
- Lender requirements

- Uniform Relocation Act

Ideas, Issues and Concerns

After the presentation Jack Carlisle opened the floor for participants to express their concerns and provide input on the Neighborhood Stabilization Program. Ideas, issues and concerns expressed:

- Who will the lender negotiate with? (Affordable Housing Office, Real Estate Dept., Vendors) – County will partner with non-profits and they will hold
- Who purchases the properties?
- Who handles the rehab?
- What is the public purpose of the program?
- Qualifying criteria for non-profits
- Creating a minimum standard for non-profit partners
- Who pays various fees?
- Shift problem properties off the books
- Strata of qualified buyers has shrunk – leaving money behind
- “Points” for full service turnaround
- Establish a point of contact for lenders
- Available list of properties and potentially available properties online
- Incent non-profits to share qualified buyers
- How much less than appraised value does NSP “want” to pay?
- Lenders can have a list of foreclosures in target areas quickly, AHO could negotiate with top 3 or top 5
- Speed up process
- CRA Impact – credit implications
- Does non-profit capacity exist?
- County not owning may make bulk buying a challenge
- What credentials do established appraisers have?
- Some lenders already have available properties listed on their web sites
- Have a County POC monitoring properties
- Have some properties appraised and ready by January kick-off date
- What turnaround time is anticipated? 120 days
- Work with pre-approved plans when possible on new construction
- Put \$3.5K in the loan for easier rehab (non-structural)
- Non-profits have listing of buyers
- NSP “discounts” exacerbates the problem
- Keep buyer highly qualified – buying equity, stability
- Keys: solid buyers, “right appraisals”
- Should have 2-3 appraisals on each property
- “Discounted” NSP purchases become the “comps” for that neighborhood
- A property vacant for 90 days becomes a problem

Jurisdiction: Hillsborough County, Florida

- Look at 60 days from listing date
- Dealing with realtor % - excludes City of Tampa / Hillsborough County from contract

From: "Williamson, Anne R" <arwill@dcp.ufl.edu>
To: <armstrongw@hillsboroughcounty.org>
Date: 10/26/2008 4:27 PM
Subject: Neighborhood Stabilization Program Comment

CC: <carlislej@hillsboroughcounty.org>, <turnerv@hillsboroughcounty.org>, <c...
Dear Mr. Armstrong,

I am writing to you with feedback on Hillsborough County's proposed implementation of the federal Neighborhood Stabilization Program (NSP) as part of the County's public comment period.

As an individual with many years' experience with housing policy and programs, I find that Hillsborough County management and staff have developed an implementation plan for the NSP that is based on meaningful data analysis. More specifically, the proposed plan targets those areas in greatest need based on several measures that reflect potential threats to neighborhood stability arising from the current foreclosure crisis.

Further, Hillsborough County is proposing to target the federal resources provided through NSP in areas with the most severe need. The proposed level of federal funding makes it impossible for Hillsborough County or any local entitlement jurisdiction to successfully address all need arising from the foreclosure crisis. Therefore, targeting the NSP resources on several areas of most severe need is likely to have the greatest positive impact on Hillsborough County with the given resource constraints.

Please feel free to contact me if I can provide any further feedback. My contact information appears below.

Anne R. Williamson, Ph.D.
Associate Director
Shimberg Center for Affordable Housing
College of Design, Construction and Planning
University of Florida
203 Rinker Hall
P.O. Box 115703
Gainesville, FL 32611
Voice: 352.273.1170
Email: arwill@dcp.ufl.edu

From: "Doug McCree" <dmcree@firsthousingfl.com>
To: "Howie Carroll" <carrollh@HillsboroughCounty.ORG>
Date: 10/27/2008 2:02 PM
Subject: NSP comments

Howie - Thanks for the opportunity to comment on your draft NSP proposal.

Here are my thoughts:

I would suggest that you allow participants the opportunity to create their own teams to assess, review and renovate. Each piece of the team should be required to meet the Counties procurement requirements. I believe that it will be a disincentive for organizations to participate if they cannot pick the contractors they will work with.

I would strongly suggest that the participating entities have cash into each transaction. This should minimize the risk of economically infeasible transactions being pursued. Absent the not-for-profit having cash at risk, a very strong oversight review will be necessary to avoid spending more than can be justified within the market.

I would suggest that you plan on at least a 2-3 year period where the renovated houses would be rented. Given the credit qualification process and the current economic situation, I believe that you will find limited qualified purchasers within the targeted areas. Creating a rent to own program may be an ideal solution.

Given the focus on this program I would also suggest that you create an oversight system similar to the SHIP program. County staff oversees the program and someone else reviews the oversight.

Thanks

Douglas I. McCree
President/CEO
First Housing
813-289-9410

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14013 North 22nd Street
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Phone: 813.558.5212
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October 14, 2008

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Jose Vivero, President
Century Bank of Florida

Executive Director
Julian Garcia, Jr.

Bill Armstrong
Interim Director
Hillsborough County
Affordable Housing Office

Re: Neighborhood Stabilization Program (NSP)

The NSP meets the requirements of the HUD regulations and is a strategic vision on how to approach the issue. Our review of the plan leaves several implementation issues unanswered.

- Will the County develop an implementation plan?
- Site selection-if neighborhood stabilization is the goal, wouldn't empty, lender owned homes be the first priority?
- Why would acquiring a property that requires Uniform Relocation costs even be considered?
- Who will identify the mortgage holder?
- How will purchase price be determined for acquisition?
- Who will negotiate the acquisition of the properties?
- Who will estimate the rehabilitation cost?
- How much rehab will be required? Some may only need cleaning and painting.
- How will non-profits be compensated, just some basic thoughts?
- What cost will non-profit have to carry and for how long?
- How will the rental program work?
- How will rents be subsidized for those below 50% of AMI?
- Is there a preference for re-selling homes as opposed to doing rental or lease to own deals?
- How will selling price be determined?
- Who will sell the property?
- Who will under write the first or second mortgage?
- Getting new first mortgages for people in the required income groups may be quite difficult.

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Page 2
NSP Program

The NSP program will present significant challenges to the County and its non-profit partners in successfully completing the mission in the statutorily allotted time frame. The following are a few of the problems:

The seven hundred and fifty billion bailout plan may make lenders hesitant to sell individual foreclosed assets at a loss, when the Treasury may buy their entire portfolio.

Also since Treasury announced yesterday the purchase of stock in the nine largest banks the banks may want to hold problem assets and try to get a better return on the asset once they have received a cash infusion from the sale of stock to the US Treasury.

There may not be the capacity in the non-profit community to turn around the number of units required to spend the money in the allotted time frame.

Please keep in mind that non-profits have been impacted by economic conditions as much or more as more conventional organizations. Business people make decisions about allocation of time and resources based on the size of the potential return but probably more on the certainty of some minimal return/profit. This undertaking has uncertainty throughout. The list of what we don't know is extensive and more questions will arise. Basically we don't know if the mortgage holders will sell at a decent price, if buyers will want these homes and whether people in this income category will be able to purchase anything in the foreseeable future. This is not a criticism, just a reminder that HUD requirements are sometimes difficult to translate into programs that make sense for the organizations that must carry them out.

UACDC will do everything possible to assist the County in this endeavor and will probably be willing to take a few more chances for smaller rewards than some other organizations. However, to get anyone involved they will have to see a clear path to success and remuneration. I have seen too many programs developed that sound good, meet all the regulations, but are never utilized because they don't make sense. The time frame on this is too short not get the program design right the first time.

We would also recommend that when presenting the NSP to the BOCC that the problems inherent in implementing this program be explained to them. The AHO will not be the only affordable housing department in the state or nation facing the challenges described; but due to past events, it is important that the BOCC have a realistic view of the complexity and difficulty in implementing the program.

Regards,
Julian Garcia, Jr.

Julian Garcia, Jr.

Executive Director
University Community Development Corp.

From: "Coney, Chloe" <Chloe.Coney@mail.house.gov>
To: <turnerv@hillsboroughcounty.org>
Date: 10/23/2008 5:36 PM
Subject: Neighborhood Stabilization Program

CC: "Phillips, Clay" <Clay.Phillips@mail.house.gov>, "Christian, Courtney" <... Valmarie,

I would like to personally thank you and the Hillsborough County Housing staff for two excellent days of public comments from the Lenders and non-for-profit organizations concerning the Neighborhood Stabilization Program. I gave Congresswoman Kathy Castor and staff an overview of the comments and suggestions from the two meetings.

I would appreciate if you could email me your power point presentation of the information that you presented to us at the meeting. I will forward to our legislative staff in DC, Jocelyn Reid and keep her abreast of the plan that your office is developing for Hillsborough County.

I saw Pat Bean and told her how pleased I was with the participation and coordination of the two meetings. I think Hillsborough County will be one of the models for the NSP program.

Thanks and our office look forward to working with you.

Chloe J. Coney
District Director
Congresswoman Kathy Castor
4144 North Armenia Avenue, Suite 300
Tampa, Fl 33607
813.871.2817
813.871.2864 fax

From: "Gladys Schneider" <schneider@flhousing.org>
To: "Howie Carroll" <carrollh@HillsboroughCounty.ORG>
Date: 10/15/2008 3:53 PM
Subject: RE: NSP Amendment

You didn't forget me. Thanks and I see you have your focus groups planned. So far your team has the most rationale plan yet. Very clean and intelligent. I hope we can come back and spend more time with you all.

Gladys

-----Original Message-----

From: Howie Carroll [mailto:carrollh@HillsboroughCounty.ORG]
Sent: Wednesday, October 15, 2008 12:32 PM
To: Gladys Schneider
Subject: NSP Amendment

Gladys - FYI,

I forgot to cc you the other day.

Howie

CAPTIONING
NOVEMBER 6, 2008
BOCC REGULAR MEETING
AFTERNOON SESSION

***This is not an official, verbatim transcript of the
***following meeting. It should be used for informational
***purposes only. This document has not been edited;
***therefore, there may be additions, deletions, or words
***that did not translate.

>>MARK SHARPE: THANK YOU, AND WELCOME BACK TO THE
AFTERNOON SESSION OF OUR BOARD MEETING.

I HAVE A MEMORANDUM TO READ INTO THE RECORD FROM
COMMISSIONER FERLITA.

I APOLOGIZE TO THE BOARD MEMBERS FOR MY ABSENCE AT THE
AFTERNOON SESSION TODAY.

I WILL BE UNABLE TO ATTEND DUE TO MY RESPONSIBILITIES WITH
THE HILLSBOROUGH COUNTY CANVASSING BOARD.

PLEASE READ THE REASON FOR MY ABSENCE INTO THE RECORD.
AND AS WELL, COMMISSIONER WHITE IS WITH THE CANVASSING
BOARD.

AND WITH THAT WE'LL TURN TO THE COUNTY ADMINISTRATOR.

>>PAT BEAN: YES, MR. CHAIR.

WE HAVE THREE PUBLIC HEARINGS SCHEDULED AT 2:00.

THE FIRST ONE OF THOSE IS D-1, WHICH IS TO ADOPT A
RESOLUTION ESTABLISHING THE BOARD'S INTENT TO USE THE
UNIFORM METHOD OF COLLECTING AN ASSESSMENT FOR LEVY,
COLLECTION, AND ENFORCEMENT OF A NON-AD VALOREM ASSESSMENT.

THIS IS FOR THE WATER DEPARTMENT.

IT IS ONE OF THEIR ROUTINE ASSESSMENT UNIT ESTABLISHMENTS.

I DON'T KNOW IF THERE'S ANYONE HERE IN THE AUDIENCE THAT NEEDS TO SPEAK TO THIS MATTER, BUT YOU CERTAINLY NEED TO CALL BECAUSE THIS IS A PUBLIC HEARING.

>>MARK SHARPE: YES, MA'AM.

THIS IS A PUBLIC HEARING.

DOES ANYONE WISH TO SPEAK TO THIS ITEM?

BOARD MEMBERS.

>>JIM NORMAN: MOVE THE ITEM.

>>AL HIGGINBOTHAM: SECOND.

>>MARK SHARPE: WE HAVE A MOTION TO APPROVE BY COMMISSIONER NORMAN, SECONDED BY COMMISSIONER HIGGINBOTHAM.

PLEASE CAST YOUR VOTE.

>>RECORDING SECRETARY: MOTION CARRIED 4-0.

>>PAT BEAN: THE NEXT ITEM IS ITEM D-2, WHICH IS TO HOLD A PUBLIC HEARING TO CONSIDER ENACTING THE HILLSBOROUGH COUNTY EMERGENCY ACCESS TO GATED DEVELOPMENTS ORDINANCE, AND CHARLOTTE DIGGS IS HERE TO SPEAK TO THAT ITEM.

>>CHARLOTTE DIGGS: GOOD AFTERNOON.

CHARLOTTE DIGGS, COUNTY ATTORNEY'S OFFICE.

COMMISSIONERS, THIS IS AN ORDINANCE THAT WE'RE BRINGING TO YOU FOR PUBLIC HEARING TODAY IN THE INTEREST OF PUBLIC SAFETY.

THIS IS AN ORDINANCE THAT IS GOING TO BE JOINTLY ENFORCED

BY THE HILLSBOROUGH COUNTY SHERIFF'S OFFICE AS WELL AS THE HILLSBOROUGH COUNTY FIRE RESCUE DEPARTMENT.

IT IS THE EMERGENCY ACCESS TO GATED DEVELOPMENTS ORDINANCE. THE GATED DEVELOPMENTS WILL BE REQUIRED BY THIS ORDINANCE TO SUBMIT ANY INFORMATION REGARDING CHANGES TO ACCESS TO EMERGENCY -- EMERGENCY ACCESS.

IMMEDIATELY UPON RECEIVING THAT INFORMATION, IT NEEDS TO BE RECEIVED WITHIN 24 HOURS.

A FAILURE TO COMPLY WILL RESULT IN A SECOND DEGREE MISDEMEANOR, WHICH IS PUNISHABLE BY 60 DAYS IN THE COUNTY JAIL OR BY A \$500 FINE OR BOTH.

THERE WILL BE A 30-DAY TIME PERIOD FOR COMPLIANCE FOLLOWING PASSAGE OF THIS ORDINANCE, AND I'M AVAILABLE TO ANSWER ANY QUESTIONS THAT YOU HAVE ABOUT THIS TODAY.

ALSO PRESENT ARE MEMBERS FROM THE HILLSBOROUGH COUNTY SHERIFF'S OFFICE, INCLUDING COLONEL GREG BROWN, CORPORAL ROBERT RODRIGUEZ, AND ATTORNEY CHRIS BROWN, AND WE ALSO HAVE CHIEF NESMITH FROM FIRE RESCUE AS WELL AS THE FIRE MARSHAL, STEVE KENDRICK.

>>MARK SHARPE: THANK YOU, CHARLOTTE.

BOARD MEMBERS, ANY QUESTIONS?

THIS IS A PUBLIC HEARING.

WOULD ANYONE LIKE TO SPEAK TO THIS ITEM?

CAN WE GET A MOTION.

>>AL HIGGINBOTHAM: MOVE THE ITEM.

>>MARK SHARPE: MOTION TO APPROVE BY COMMISSIONER HIGGINBOTHAM.

WE NEED A SECOND.

>>BRIAN BLAIR: SECOND.

>>MARK SHARPE: COMMISSIONER BLAIR.

PLEASE CAST YOUR VOTE.

>>RECORDING SECRETARY: MOTION CARRIED 4-0.

>>MARK SHARPE: D-3.

>>PAT BEAN: YES, COMMISSIONERS.

NOW I THINK WE GET TO THE ITEM THAT EVERYONE IS HERE IN THE AUDIENCE TO HEAR TODAY, AND THIS IS ITEM D-3.

THIS IS TO CONDUCT A PUBLIC HEARING TO ACCEPT COMMENTS ON THE COUNTY'S PROPOSED FISCAL YEAR 2008-2009 ANNUAL ACTION PLAN AND APPROVE THE SUBSTANTIAL AMENDMENT TO THE COUNTY'S FISCAL YEAR ACTION PLAN TO INCORPORATE THE NEIGHBORHOOD STABILIZATION PROGRAM.

BILL ARMSTRONG IS GOING TO START YOU OFF ON THIS ITEM.

>>MARK SHARPE: MR. ARMSTRONG.

>>BILL ARMSTRONG: GOOD AFTERNOON.

BILL ARMSTRONG, INTERIM DIRECTOR OF THE AFFORDABLE HOUSING OFFICE.

THE NEIGHBORHOOD STABILIZATION PROGRAM, WHICH IS WHAT WE'RE GOING TO BE TALKING ABOUT TODAY, IS DERIVED FROM THE HOUSING ECONOMIC RECOVERY ACT THAT WAS PASSED BY THE PRESIDENT IN JULY OF THIS YEAR.

THAT FORMULA THAT WAS FORMED BY THE STATUTE ALLOCATED \$19.1 MILLION TO HILLSBOROUGH COUNTY AND AN ADDITIONAL 13-PLUS-MILLION TO THE CITY OF TAMPA, SO THE PROGRAM THAT WE HAVE OUTLINED IN OUR PLAN WILL COVER THE UNINCORPORATED AREA OF TEMPLE TERRACE AND THE CITY OF PLANT CITY.

AND I'D LIKE TO EMPHASIZE THIS IS NOT A FORECLOSURE PREVENTION PROGRAM.

THIS IS A PROGRAM THAT BY STATUTE AND HUD RULE IS FOR THE PRIMARY PURPOSE OF PURCHASING EITHER ABANDONED OR FORECLOSED HOMES AT A DISCOUNTED RATE AND TURNING AROUND AND SELLING THOSE HOMES OR RENTING THEM TO LOW-INCOME FAMILIES IN OUR COMMUNITY.

TO DO THIS, WE HAD A VERY SHORT TIME FRAME DUE TO THE STATUTORY LIMITS AND THE DATES THAT WE HAD TO PREPARE A PLAN AND PRESENT IT TO HUD.

WE HAD APPROXIMATELY SIX DAYS TO PUT THE PLAN TOGETHER.

WE HAD 15 DAYS OF PUBLIC COMMENT, AND IN THAT PROCESS WE MET WITH THE CITY OF TAMPA OFFICIALS TWICE SO THAT WE COULD COORDINATE OUR PLANS AS BEST WE COULD.

WE MET WITH LENDERS, WE MET WITH NOT-FOR-PROFITS, AND SOME DEPARTMENTS IN THE COUNTY, AND WE'LL CONTINUE THOSE MEETINGS.

WE RECEIVED PUBLIC COMMENT, WHICH IS INDICATED IN YOUR AGENDA ITEM.

WE RECEIVED VIRTUALLY NO NEGATIVE FEEDBACK ON IT, AND WE

DID HAVE OUR FIRST DRAFT AS WELL AS OUR FINAL DRAFT OF THIS PLAN FORWARDED TO HUD, AND THEY GAVE US AN INITIAL REVIEW, AND WE'VE INCORPORATED THEIR COMMENTS.

WE MUST HAVE THIS PLAN APPROVED AND TO HUD BY DECEMBER 1st. THAT'S THE FINAL DATE FOR SUBMISSION.

WE ANTICIPATE THAT IN THE PROCESS OF HUD APPROVING OUR PLAN AND THE OTHERS AND THEN SENDING OUT THE FORMAL AGREEMENTS THAT IT MAY BE SOMETHING IN THE LATE JANUARY PERIOD THAT WE RECEIVE THE ALLOCATION OF \$19.1 MILLION AND WE CAN BEGIN TO IMPLEMENT THE PROGRAM.

ONE OF THE AREAS THAT I WOULD LIKE TO SPEND JUST A MINUTE OR TWO, AND I'D ASK VALMARIE TURNER TO TALK ABOUT THAT, IS THE METHODOLOGY WE USED IN SELECTING THE TARGETED AREAS. I BELIEVE THAT'S ONE OF THE QUESTIONS THE CITIZENS WOULD HAVE AS TO WHY WE SELECTED THOSE AREAS IN THE PLAN.

>>VALMARIE TURNER: GOOD AFTERNOON.

VALMARIE TURNER, AFFORDABLE HOUSING OFFICE.

PER RULES AND REGULATIONS, WE HAD TO IDENTIFY -- WE HAD THREE CRITERIA THAT WE HAD TO LOOK AT IN TERMS OF IDENTIFYING AREAS THAT WE HAD TO CONCENTRATE ON.

NUMBER ONE, WE HAD TO LOOK AT THE HIGHEST PERCENTAGE OF FORECLOSURES IN THAT AREA.

WE ALSO HAD TO LOOK AT THE HIGHEST PERCENTAGE OF HOMES IN THAT AREA THAT WERE FINANCED BY A SUBPRIME LOAN, AND THEN WE ALSO HAD TO LOOK AT THE RISK AND THAT RISK THAT THEY

WOULD BECOME FORECLOSURES BASED UPON DEFICIENCIES OR DEFAULTS, SO WITH ALL THREE OF THOSE WE DID AN ANALYTICAL PROCESS.

WE RECEIVED DATA DIRECTLY FROM THE HUD WEB SITE AS WELL AS FROM LIKE FORECLOSURES STATING WHAT RULE TO TRACK, AND WE CAME UP WITH THREE AREAS, AND THESE THREE AREAS MET ALL THREE OF THE CRITERIAS ESTABLISHED BY HUD, AND THOSE AREAS ARE THE ORIENT PARK AREA; THE UNIVERSITY OF SOUTH FLORIDA AREA; AND THE PALM RIVER, CLAIR MEL, AND PROGRESS VILLAGE AREAS, AND IF YOU LOOK IN THE PLAN -- I ALSO BROUGHT A COPY OF A MAP TO KIND OF SHOW YOU THE AREAS THAT WE'RE GOING TO BE FOCUSING ON, AND IT'S IN YOUR PLAN AS WELL, AND ALL OF THE RED AREAS ARE THE AREAS THAT WE'RE FOCUSING IN, AND THESE -- ALL THREE -- THEY MET ALL THREE CRITERIA PURSUANT TO THE RULES AND REGULATIONS.

>>MARK SHARPE: THANK YOU.

>> ANY QUESTIONS?

>>MARK SHARPE: I DON'T BELIEVE SO.

IS THERE ANYMORE --

>>PAT BEAN: I THINK WE'RE JUST READY FOR PUBLIC COMMENT NOW.

>>AL HIGGINBOTHAM: CHAIRMAN.

>>MARK SHARPE: YES, COMMISSIONER HIGGINBOTHAM.

>>AL HIGGINBOTHAM: WHAT WERE THE YELLOW AREAS?

I SAW THE RED AREAS, BUT WHAT WERE THE YELLOW AREAS?

>>VALMARIE TURNER: OKAY.

I'M SORRY.

THE YELLOW AREAS ARE THE AREAS THAT WE'RE GOING TO FOCUS ON A YEAR AFTER THE PROGRAM HAS STARTED, AND THESE YELLOW AREAS, WHICH ARE TOWN 'N COUNTRY, THE GIBSONTON, AND THE PLANT CITY AREA, THESE ARE THE THREE -- THESE THREE AREAS MET TWO OF THE CRITERIA AS OPPOSED TO THREE.

>>AL HIGGINBOTHAM: AND WHICH WAS THE THIRD ONE THAT THEY DIDN'T MEET, AND WERE THEY AWARE OF THAT THIRD CRITERIA? DID EVERYBODY HAVE AN EQUAL SHOT AT MAKING THE THREE POINTS?

>>VALMARIE TURNER: WELL, THE CRITERIA WAS BASED UPON THE DATA, AND WE RECEIVED THE DATA DIRECTLY FROM THE HUD WEB SITE AS WELL AS WE WORKED WITH THE CLERK'S OFFICE, YOU KNOW, RECEIVING SOME INFORMATION FROM THEM, SO IT WAS STRICTLY BASED UPON DATA.

>>AL HIGGINBOTHAM: OKAY.

ALL RIGHT.

I'M STRAIGHT.

>>MARK SHARPE: AND THIS IS A PUBLIC HEARING.

WOULD ANYONE LIKE TO SPEAK TO THIS ITEM?

IF YOU'D PLEASE COME FORWARD, WE'LL GIVE YOU THREE MINUTES EACH TO SPEAK, JUST IF YOU WANT TO --

>> [INAUDIBLE]

>>MARK SHARPE: YES, MA'AM.

>> HI.

I'M VICKIE ENGEL.

I'M A REAL ESTATE AGENT IN RIVERVIEW.

I NEVER READ ANY --

>>MARK SHARPE: YOUR NAME AND YOUR ADDRESS, PLEASE.

>> VICKIE ENGEL, 10920 PARK DRIVE, RIVERVIEW, FLORIDA
33569.

AND WHAT ARE THE CRITERIAS?

I DIDN'T READ ANYTHING ON WHAT THE CRITERIAS WOULD BE AS
FAR AS WHAT AREA THE MONIES WOULD BE ALLOCATED.

>>VALMARIE TURNER: THE CRITERIA -- VAL TURNER.

THE CRITERIA BASED UPON THE RULES AND REGULATIONS WERE,
NUMBER ONE, WE HAD TO LOOK AT THE HIGHEST PERCENTAGE OF
FORECLOSURES.

WE ALSO HAD TO LOOK AT THE HIGHEST PERCENTAGE OF HOMES
FINANCED AND IN THE AREA BY SUBPRIME LOANS, AND THEN WE HAD
TO ASSESS THE RISK BASED UPON THE RISK SCORING SYSTEM THAT
HUD PROVIDED TO US.

THOSE ARE THE THREE CRITERIA.

>> THANK YOU.

>>MARK SHARPE: YES, MA'AM.

>> THESE THREE AREAS, IN MY OPINION, HAVE ALWAYS BEEN
FORECLOSED ON, EMPTY, TORE UP.

YOU KNOW, THIS IS THE FIRST THAT I'VE HEARD OF IT.

WE HAVE IN RIVERVIEW THOUSANDS OF HOUSES IN FORECLOSURE, IF

NOT ALREADY FORECLOSED ON, THAT ARE SITTING EMPTY.

IF -- I DON'T REALLY KNOW WHAT THE BOARD'S IDEA IS AS FAR AS BUYING THESE HOMES AND THEN RESELLING THEM OR WHAT.

YOU KNOW, I HAVEN'T READ ANYTHING.

I CAN'T FIND ANYTHING ON IT TO SEE WHAT EXACTLY IS GOING TO HAPPEN WITH THAT MONEY.

>>JIM NORMAN: CAN WE GIVE HER A REPORT, THE BACKUP?

>> IS THERE A REPORT?

>> UH-HUH.

>> THE REPORT THAT YOU CURRENTLY HAVE THAT WAS SUBMITTED, IT WAS OUT FOR A 15-DAY PUBLIC COMMENT PERIOD.

WE DID AN ADVERTISEMENT, IT WAS ON OUR WEB SITE AS WELL.

>>JIM NORMAN: I'M JUST SAYING CAN YOU GIVE HER A COPY?

>> I CAN GIVE HER A COPY.

>>JIM NORMAN: THAT'S WHAT I'M TALKING ABOUT.

>> THANK YOU.

>> [INAUDIBLE]

>>JIM NORMAN: ANYONE WHO NEEDS A COPY, WOULD YOU RAISE YOUR HAND?

>>MARK SHARPE: WE NEED A NUMBER OF COPIES.

>>JIM NORMAN: YEAH, WHY DON'T YOU RUN THEM OFF AND GIVE THEM TO FOLKS.

>> AND ALL THE INSTRUCTIONS ARE GOING TO BE IN THERE AS FAR AS WHEN THE DEADLINE IS FOR THE PUBLIC COMMENT?

>>JIM NORMAN: YES.

READ THE REPORT, AND IF YOU-ALL GOT ANY QUESTIONS --

>> THANK YOU.

>>MARK SHARPE: THANK YOU, SIR.

NEXT SPEAKER, PLEASE.

>> HI.

MY NAME IS DIANA LIPKE.

DO YOU WANT MY ADDRESS?

>>MARK SHARPE: YES, MA'AM.

>> 6434 NORTH FALKENBURG ROAD, TAMPA, FLORIDA 33610.

I'M JUST A REGULAR CITIZEN, BUT I'M HERE TO -- FORGIVE ME.

I'M NOT MUCH A PUBLIC SPEAKER, SO I WROTE MYSELF SOME
NOTES.

I'M HERE TO VOICE MY OPINION ON BEHALF OF MY FAMILY AND
OTHER FAMILIES LIKE OURS.

THE ONE AREA THAT I FEEL THAT SOME OF THE MONEY SHOULD BE
DISBURSED TO IS TO THE FIRST-TIME HOMEBUYERS PROGRAM
AFFORDABLE HOUSING, SPECIFICALLY THE DOWN PAYMENT
ASSISTANCE FOR FAMILIES LIKE MINE.

MY HUSBAND AND I HAVE WORKED FOR THREE YEARS TO BE ABLE TO
BUY A HOME, AND THE FIRST THING THAT WE DID WAS WE HAD TO
STRAIGHTEN OUT OUR CREDIT, WHICH WE DID.

THEN WE HAD TO REBUILD OUR CREDIT SO THAT WE WERE
CREDITWORTHY TO OBTAIN A MORTGAGE.

THEN WE HAD TO GET APPROVED FOR A MORTGAGE, AND NOW THAT
WE'VE DONE ALL OF THE ABOVE, WE'RE NOW APPROVED FOR A

\$130,000 MORTGAGE, BUT WE CAN'T DO ANYTHING WITH IT BECAUSE FOR PEOPLE IN OUR INCOME BRACKET, WHICH IS ABOVE 50% OF THE INCOME -- LOW-MEDIUM INCOME I THINK IT'S HOW YOU SAY IT. WE'RE ABOVE THAT, AND THE COUNTY NEVER HAS MONEY AVAILABLE FOR PEOPLE IN OUR INCOME BRACKET, THEY ONLY HAVE MONEY AVAILABLE FOR PEOPLE 50% FOR BELOW, AND WHEN YOU DO APPLY FOR COUNTY DOWN PAYMENT ASSISTANCE, YOU LITERALLY HAVE TO GO IN THERE LIKE A PACK OF WOLVES TO TRY AND GET ANY MONEY AND HOPE AND PRAY THAT YOU GET YOUR APPLICATION IN THERE ON TIME AND ALL THE NECESSARY PAPERWORK. MY FAMILY HAVE NOT BEEN SO LUCKY YET, AND WE HAVE APPLIED, AND WE WERE TOLD TO START WITH THAT -- WE APPLIED IN MAY. WE DIDN'T GET ANYTHING. THEN WE WERE TOLD AT THE END OF OCTOBER, EARLY NOVEMBER, THEY WERE GOING TO BE GETTING FUNDING. THEN WE WERE TOLD AT THE END OF NOVEMBER, EARLY DECEMBER THEY WERE GOING TO GET FUNDING, AND I GUESS THIS IS WHERE THE FUNDING COMES INTO PLAY, AND NOW IT COULD BE EARLY JANUARY, BUT FROM WHAT I HEAR, IT DOESN'T SOUND LIKE THAT'S WHERE THE MONEY -- ANY OF THE MONEY'S GOING. AND I KNOW MY FAMILY AND I, WE LONG TO LIVE THE AMERICAN DREAM, AND THAT IS TO BE A HOMEOWNER. IT'S HUMILIATING TO STAND IN MY CHILDREN'S FACE AND ADMIT I DON'T OWN A HOME YET. I HAVE A 20-YEAR-OLD STEPSON AT THIS RATE WHO'S GOING TO

OWN A HOME BEFORE I WILL.

I'M HERE IN FRONT OF YOU ALL ASKING ON BEHALF OF MY FAMILY AND OTHER FAMILIES LIKE MINE TO PLEASE GIVE US THAT CHANCE, BECAUSE OTHERWISE WE'RE NOT GOING TO HAVE IT.

>>MARK SHARPE: THANK YOU, MA'AM.

THAT WAS BEAUTIFUL.

VALMARIE, IF YOU'D LIKE TO SPEAK TO THAT, PLEASE.

MA'AM.

>> I'LL MAKE SURE THAT I GET HER NAME SO WE CAN FOLLOW UP WITH HER, BUT THIS PROGRAM IS SEPARATE FROM OUR CURRENT DOWN PAYMENT ASSISTANCE PROGRAM THAT WE ALREADY HAVE, AND WE WILL BE ROLLING OUT DOLLARS FOR OUR DOWN PAYMENT ASSISTANCE PROGRAM AT THE BEGINNING OF DECEMBER, SO I'LL DEFINITELY GET WITH HER AND GET HER NAME AND INFORMATION.

>>MARK SHARPE: THANK YOU.

NEXT SPEAKER.

>> GOOD AFTERNOON.

JULIAN GARCIA.

I SIT ON THE ADVISORY BOARD AS A REPRESENTATIVE OF THE REGIONAL PLANNING COUNCIL, AND WE'VE WORKED WITH YOUR STAFF ON THIS.

THEY PRESENTED TO US.

I ALSO RUN A NONPROFIT CORPORATION, AND WE HOPE TO WORK WITH THE COUNTY TO IMPLEMENT THE PROGRAM.

I THINK THE TIME THAT WAS AVAILABLE TO YOUR STAFF TO PUT A

PLAN TOGETHER, THEY DID AN EXCELLENT JOB.

THE PROGRAM ITSELF IS GOING TO BE VERY DIFFICULT TO IMPLEMENT.

IT'S AN 18-MONTH PERIOD TO ACQUIRE, RENOVATE, IF NECESSARY, AND RESELL THE PROPERTY IN A MARKET THAT IS VERY DIFFICULT FOR ANYONE TO SELL A PROPERTY, SO I THINK THAT'S GOING TO HAVE TO BE KEPT IN MIND BY THE BOARD BECAUSE THIS IS NOT GOING TO BE AN EASY PROGRAM FOR YOUR STAFF TO IMPLEMENT. THEY DID HAVE ALL THE LOCAL NONPROFITS TOGETHER AT A MEETING LAST WEEK.

I THINK MANY OF US ARE GOING TO COME UP -- YOU KNOW, STEP UP TO THE TABLE AND TRY AND HELP OUT WITH THIS PROGRAM, AND I THINK IT'S -- YOU KNOW, IT'S GOING TO -- THE WAY THIS WILL WORK BEST IS IF EVERYONE REALIZES THAT WE'RE IN A VERY DIFFICULT MARKET.

I KNOW VALMARIE, BILL ARMSTRONG, AND THE STAFF HAS A VERY GOOD GRASP OF THE SITUATION, AND I'M HERE TO SPEAK IN FAVOR OF THE PLAN THE WAY YOUR STAFF HAS DONE IT.

>>MARK SHARPE: THANK YOU, MR. GARCIA.

ERIC.

>> GOOD AFTERNOON, COMMISSIONERS.

MY NAME'S ERIC ISENBERGH, AND I ALSO SIT ON THE AFFORDABLE HOUSING ADVISORY BOARD, AND I DON'T WANT TO SAY EVERYTHING THAT JULIAN SAID, BUT IT WAS -- AS WE ALL KNOW, IT'S SOMETHING THAT THE FEDERAL GOVERNMENT DID VERY QUICKLY TO

TRY TO HELP BAIL OUT CERTAIN SITUATIONS AND ALL, AND THE AFFORDABLE HOUSING OFFICE DID HAVE TO COME UP VERY QUICKLY WITH A PLAN.

THEY WERE LIMITED, AND IT WENT OUT FOR THE PUBLIC COMMENT, AND I JUST WANT TO SAY THAT I SUPPORT THE PLAN.

I FEEL FOR THE WOMAN THAT WAS JUST UP HERE, BUT THAT IS A DIFFERENT PROGRAM FOR THE ASSISTANCE.

THIS IS -- THIS IS -- THIS MONEY WAS EARMARKED FOR THE WAY THAT THEY CAME UP WITH IT, SO I WOULD URGE YOU TO PASS THIS ALSO.

>>MARK SHARPE: THANK YOU, SIR.

>> I'M PETER MURPHY, HEAD BROKER FOR HOME ENCOUNTER AT 2708 NORTH 22nd STREET IN TAMPA.

MY FIRM HELPS CURRENTLY LANDLORDS AND INVESTORS MANAGE LOW-INCOME INVESTMENT PROPERTIES IN THE AREAS THAT YOU'VE INDICATED, AND AS PREVIOUS COMMENTERS HAVE MENTIONED, THIS IS A VERY CHALLENGING MARKET TO BOTH MANAGE AND SELL PROPERTIES IN RIGHT NOW; HOWEVER, THERE ARE FIRMS LIKE OURS THAT TAKE AN ACTIVE ROLE RIGHT NOW IN HELPING PEOPLE MANAGE THAT INVESTMENT FOR THAT APPROPRIATE FUTURE SALE, AND THAT FUTURE SALE IS NOT SOMETHING THAT WE PREDICT TO HAPPEN WITHIN THE NEXT SIX TO EIGHT MONTHS.

IT'S SOMETHING THAT WILL TAKE SEVERAL YEARS BEFORE IT HAPPENS.

SO WHAT WE WOULD LIKE TO ENCOURAGE THE COUNTY TO DO IS TO

TAKE A LONGER-TERM VISION IN THIS, EMBRACE THE PRIVATE SECTOR TO HELP THEM MANAGE THIS REAL ESTATE FROM A RESTORATION STANDPOINT AND FROM A TENANT MANAGEMENT STANDPOINT THAT YOU CAN GET THE MOST MONEY BACK IN THE TAXPAYERS' HANDS AS SOON AS POSSIBLE.

IF WE TAKE A SHORT-TERM APPROACH TO THIS AND IF WE TRY TO PUT THESE BACK ON THE MARKET, WHAT WILL HAPPEN IS THAT INVESTORS WILL COME BACK IN AND ACQUIRE THIS PRODUCT AND WILL PUT IT BACK ON THE MARKET FOR RENT JUST LIKE WHAT YOU INITIALLY COULD HAVE DONE IN THE FIRST PLACE, SO YOU'LL END UP ENRICHING THE INVESTORS AT THE EXPENSE OF TAXPAYERS. WE ENCOURAGE YOU TO TAKE A LONG-TERM PERSPECTIVE HERE, ALLOW THE PRIVATE SECTOR TO HELP YOU MANAGE THIS REAL ESTATE SO THAT -- SO THAT THE CITIZENS OF THIS COUNTY CAN GET AS MUCH MONEY BACK IN THEIR COFFERS AS SOON AS POSSIBLE.

THANK YOU.

>>MARK SHARPE: THANK YOU, SIR.

IS THERE ANY OTHER CITIZEN WHO'D LIKE TO SPEAK TO THIS ITEM?

>> GOOD MORNING.

RAYME KNUCKLES, CEO, HOMELESS COALITION OF HILLSBOROUGH COUNTY, 2105 NORTH NEBRASKA.

I ALSO SIT ON THE AFFORDABLE HOUSING BOARD, AND THE STAFF HAVE DONE AN EXCELLENT JOB.

I'VE BEEN IN THIS FIELD OVER 20 YEARS, AND I'VE NEVER SEEN AN ORGANIZATION PUMP OUT THE INFORMATION THAT NEEDS TO BE PUMPED OUT AS QUICKLY AS WHAT THEY HAVE.

THEY'VE DONE AN EXCELLENT JOB.

THE ONE AREA THAT I REALLY HAVE SOME CONCERNS WITH REGARD IS THE 25th -- THE 25% FOR PEOPLE AT 50% OF AMI AND BELOW. ONE OF THE THINGS THAT I WOULD ENCOURAGE YOU AS THE BOARD TO DO IS TO LOOK AT SOME POLICIES WITH REGARD TO HILLSBOROUGH COUNTY AND THE POSSIBILITY OF ALLOCATING A PROJECT-BASED SECTION 8 VOUCHER SPECIFICALLY FOR ANY ORGANIZATION THAT WOULD BE WILLING TO PURCHASE THOSE HOMES AND USE THOSE FOR INDIVIDUALS WHO MAY BE IN A TRANSITIONAL HOUSING PROGRAM OR SOME SUPPORTIVE HOUSING PROGRAM.

IT WOULD -- IF YOU DON'T DO THAT, YOU WILL SET UP THAT NONPROFIT TO FAIL.

THEY WILL NOT BE ABLE TO OPERATE THAT UNIT AND MAKE IT SUSTAINABLE FOR ITS FUTURE, SO YOU HAVE THE ABILITY TO USE YOUR FEDERAL DOLLARS FROM A COUPLE OF DIFFERENT PERSPECTIVES.

YOU KNOW, SETTING ASIDE MAYBE 20 OR 30 VOUCHERS, PROJECT-BASED SPECIFICALLY FOR THAT 25% THAT'S GOING TO BE ALLOCATED.

THERE'S \$4 MILLION THERE, A LITTLE OVER FOUR -- 4.5 THEY'RE SETTING ASIDE FOR THE 25%.

THAT MAY PURCHASE SOMEWHERE AROUND 20 TO 30 HOMES.

THAT'S JUST ONE OF THE THINGS I WOULD ENCOURAGE YOU HIGHLY TO DO.

THAT WOULD MAKE A SIGNIFICANT IMPACT WITH HOUSING PEOPLE IN THE COMMUNITY, SO THAT'S ALL THAT I HAVE WITH THAT RESPONSE.

THANK YOU VERY MUCH.

>>MARK SHARPE: THANK YOU, MR. KNUCKLES.

IS THERE ANYONE ELSE FROM THE PUBLIC WHO'D LIKE TO SPEAK?

YES, MA'AM.

>> GOOD AFTERNOON.

I AM JEANETTE ANDERSON, AND I'M THE PRINCIPAL OF THE ANDERSON ELEMENTARY ACADEMY CHARTER SCHOOL IN THE COUNTY, AND THE ONLY INFORMATION I HEARD ABOUT THIS WAS ON THE TELEVISION, AND I CALLED AND INQUIRED ABOUT IT.

I'M ALSO THE PRESIDENT OF THE BAY COUNTY CHARTER SCHOOL ASSOCIATION, AND WE HAVE 29 SCHOOLS THAT ARE LOCATED HERE IN THE COUNTY.

AND WE ALL ARE NONPROFIT ORGANIZATIONS, AND I JUST CAME TO GET SOME INFORMATION ABOUT HOW YOU SELECTED THE NONPROFIT ORGANIZATIONS TO DISCUSS THIS MATTER FOR THE COUNTY.

>> THE NOT-FOR-PROFITS THAT WE MET WITH WAS KIND OF AN ORGANIZATIONAL MEETING TO LAY OUT THE RULES.

WE'LL BE GOING OUT PROBABLY WITH AN RFP, SOME TYPE OF REQUEST FOR BID ON BRINGING IN THOSE NOT-FOR-PROFITS THAT WANT TO -- THAT HAVE THE CAPACITY TO STEP UP TO THE PLATE

TO HELP ON THIS PROGRAM, SO IT WILL BE AN OPEN PROCESS FOR ANYONE TO GET INVOLVED THAT WANTS TO BE PART OF IT.

>>PAT BEAN: BUT THAT PART HASN'T HAPPENED YET.

>> THAT'S CORRECT, THAT PART HAS NOT HAPPENED YET.

>>MARK SHARPE: THANK YOU, MR. ARMSTRONG.

>> IF I MAY, ONE REMARK, BECAUSE WE'VE HAD SEVERAL PEOPLE FROM EITHER THE INDUSTRY OR NOT-FOR-PROFITS.

THIS IS GOING TO BE AN INCREDIBLY CHALLENGING PROGRAM TO MEET THE TIMELINES.

WE HAVE 18 MONTHS, BEGINNING, WE BELIEVE, IN LATE JANUARY TO HAVE THESE FUNDS COMMITTED, AND IN TODAY'S HOUSING MARKET AND HOW THINGS ARE CHANGING AND THE UNKNOWNNS OF THE FUTURE, IT'S VERY POSSIBLE THAT WE'LL COME BACK WITH PLAN "B" ONCE WE GET INTO THE PLAN "A" AND SEE HOW WELL IT'S WORKING, AND THAT WOULD BE PART OF A NORMAL PROCESS OF COMING BACK AND MAKING ADJUSTMENTS, SO I DON'T WANT TO SIT HERE AND TELL YOU THAT THIS PLAN IS GOING TO GO THROUGH 18 MONTHS WITHOUT ANY MODIFICATION.

WE SIMPLY DON'T KNOW.

WE'RE OPERATING BASED ON CURRENT DATA, PROJECTIONS FOR THE NEAR FUTURE, BUT WE'RE LOOKING AT 18 MONTHS STARING US RIGHT IN THE MIDDLE OF THE EYE.

>>MARK SHARPE: AND HOW MIGHT CITIZENS WHO ARE WATCHING OR IN THE AUDIENCE GET INFORMATION AS THIS PROCESS UNFOLDS?

>> WELL, WE'LL HAVE INFORMATION ON THE WEB SITE AS THIS

PLAN HAS BEEN UP ON THE WEB SITE SINCE WE STARTED THE PUBLIC COMMENT PERIOD ALMOST A MONTH AGO NOW, AND WE DID ADVERTISE THIS OUT THERE, AND IT'S UNFORTUNATE THAT SOME OF THE CITIZENS WERE NOT ABLE TO PICK UP ON THAT, BUT WE'LL BE GLAD TO MAKE ANY INFORMATION AVAILABLE.

WE WELCOME ALL PEOPLE TO CONTRIBUTE TO THIS PROCESS SO WE CAN FIND NEW HOMES AND HOUSING FOR OUR LOW-INCOME FAMILIES IN HILLSBOROUGH COUNTY.

>>MARK SHARPE: AND COMMISSIONER NORMAN REQUESTED -- AND I KNOW THAT THEY'RE BEING PRINTED NOW -- COPIES OF THE HILLSBOROUGH COUNTY NEIGHBORHOOD STABILIZATION PROGRAM SUBSTANTIAL AMENDMENT, SO THIS WILL BE AVAILABLE. AND I WOULD JUST ASK THAT YOU WAIT PATIENTLY, AND WE SHOULD HAVE IT IN A FEW MINUTES.

>> A FEW MINUTES.

THEY'RE COPYING, I THINK, AS FAST AS THEY CAN.

>>JIM NORMAN: I'LL MOVE STAFF RECOMMENDATION.

I WANT TO ALSO SAY I WANT TO THANK THE AFFORDABLE HOUSING ADVISORY BOARD FOR COMING OUT HERE TODAY BUT ALSO BEING SO INVOLVED.

I KNOW MANY OF YOU, AND I REALLY APPRECIATE ALL THE HOURS YOU-ALL PUT INTO THIS.

YOU'RE REALLY DOING SOMETHING GOOD FOR A LOT OF OUR CITIZENS.

THANK YOU.

>>BRIAN BLAIR: SECOND.

DITTO.

>>MARK SHARPE: MOTION BY COMMISSIONER NORMAN, SECONDED BY
COMMISSIONER BLAIR.

PLEASE CAST YOUR VOTE.

>>RECORDING SECRETARY: MOTION CARRIED 4-0.

>>PAT BEAN: COMMISSIONERS, THE ONLY OTHER THING IS WE
DON'T KNOW IF ANY OF YOU HAD ITEMS THAT YOU WANTED TO ADD
TO THE FUTURE ISSUES LIST.

WE DO HAVE THE TWO THAT COMMISSIONER BLAIR HAD MENTIONED
EARLIER TODAY, BUT ARE THERE ANY OTHER ISSUES THAT YOU
WOULD LIKE TO ADD?

HEARING NONE, THEN I THINK THAT WE ARE CONCLUDED WITH THE
AGENDA.

>>MARK SHARPE: WE STAND ADJOURNED.

THANK YOU.