

SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM

SUBJECT: Introduction and Overview of the Community Development Office

DEPARTMENT: Planning and Development DIVISION: Community Resources

AUTHORIZED BY: Donald Fisher CONTACT: Eugene Chambers EXT. 7016

Agenda Date <u>04/13/2004</u>	Regular <input type="checkbox"/>	Consent <input type="checkbox"/>	Work Session <input type="checkbox"/>	Briefing <input checked="" type="checkbox"/>
	Public Hearing – 1:30 <input type="checkbox"/>		Public Hearing – 7:00 <input type="checkbox"/>	

MOTION/RECOMMENDATION:

Briefing \ Information Only

BACKGROUND:

Over the course of the next several weeks staff will brief the Board on the status of the various Community Development Housing Strategies and begin discussions regarding future directions to be integrated into the strategic plan.

The following topics will be discussed:

- Housing Activities Strategy
- Public Services Strategy
- Public Facility Improvements Strategy

Each 10 – 15 minute presentation will have a similar format that will cover; current project highlights and accomplishments, existing and developing partnerships, current practices, policies and future directions. A future agenda is attached for your information. Should the board desire discussion in an area not presented, please advise.

This briefing will cover the following housing programs:

- Down Payment Assistance
- Home Repair

Reviewed by:
Co Atty: _____
DFS: _____
Other: <u>CR</u>
DCM: <u>35</u>
CM: <u>JK</u>
File No. <u>bpd01</u>

Attachments: Briefing Presentation Package

Proposed Agenda

Briefing 1: April 13, 2004

- Housing Activities Strategy
 - Down Payment Assistance
 - Home Repair

Briefing 2: April 27, 2004

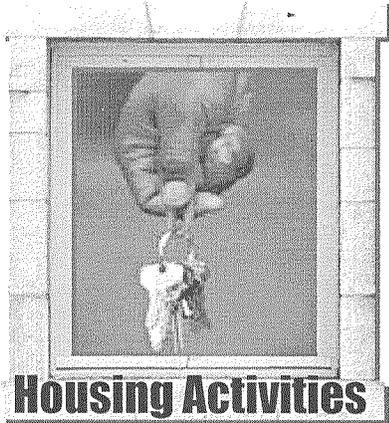
- Public Services Strategy (as it relates to housing)
 - Special Needs Housing
 - Transitional Housing
 - Self Sufficiency

Briefing 3: May 11, 2004

- Public Facility Improvements Strategy (as it relates to housing)
 - Demolition
- Future Directions – Strategic Planning

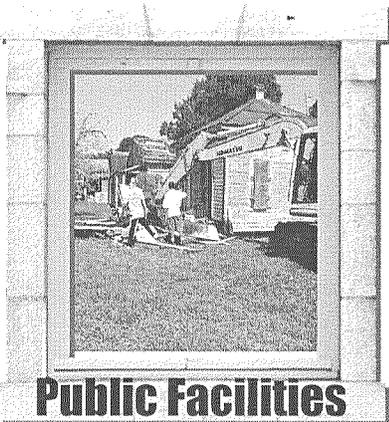
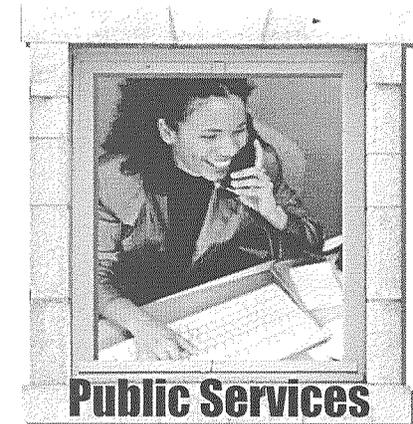


Board of County Commissioner's Community Development Briefings



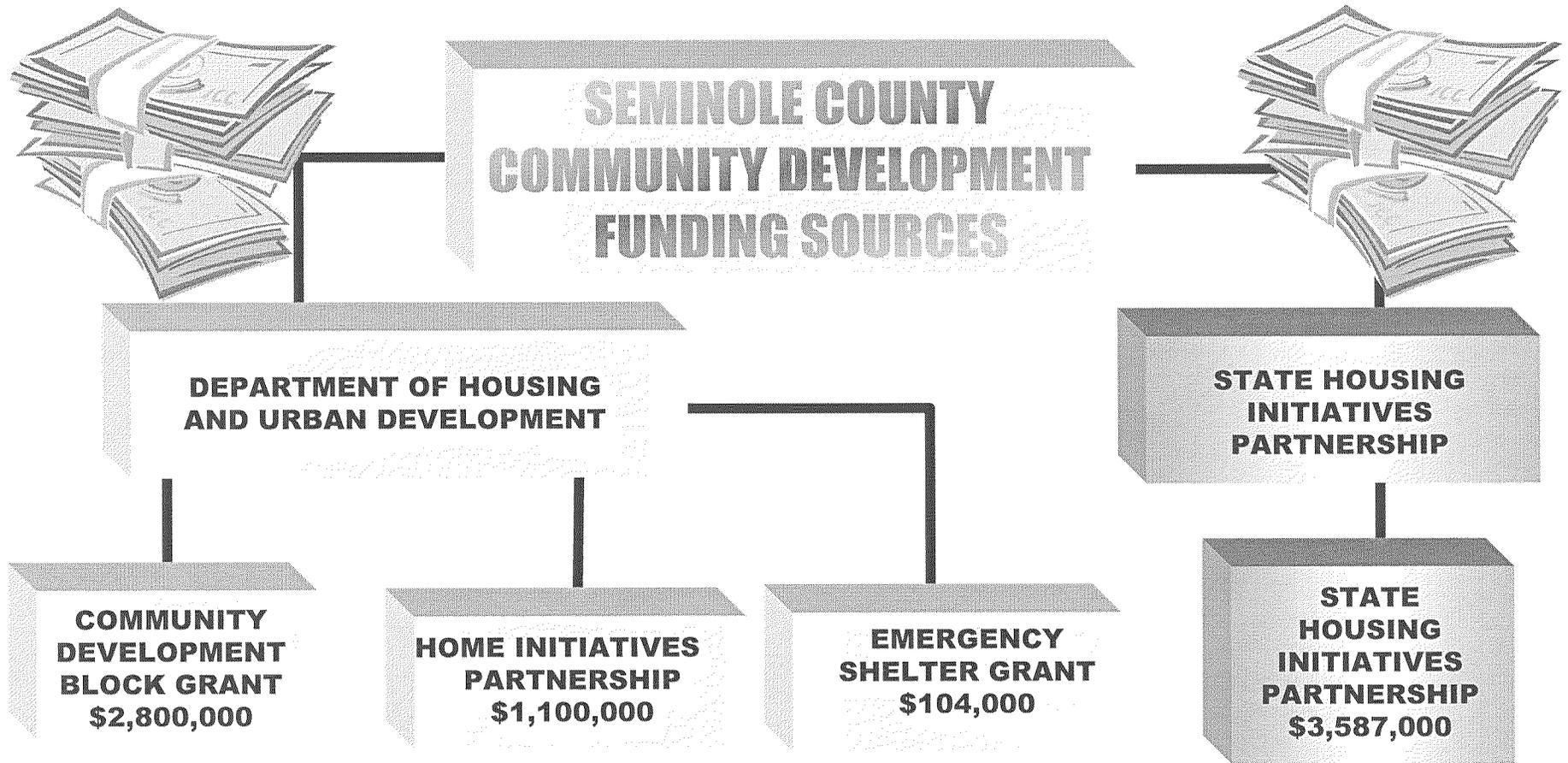
- ✦ April 13, 2004
 - Down Payment Assistance
 - Home Repair

- ✦ April 27, 2004
 - Special Needs Housing
 - Transitional Housing
 - Self Sufficiency



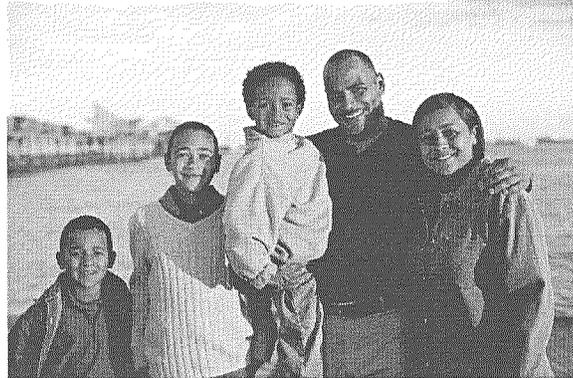
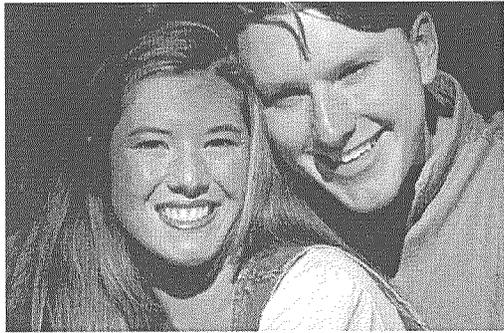
- ✦ May 11, 2004
 - Demolition
 - Future Directions

Sources of Community Development Funding

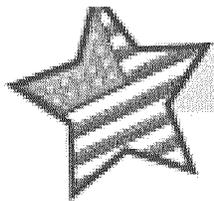


\$7,591,000 Annually!

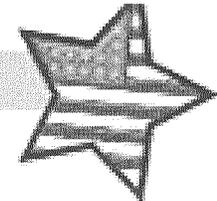
Income Eligible Residents in Seminole County



2000 Census: 109K/30.2% qualify for assistance.



INCOME ELIGIBILITY GUIDELINE

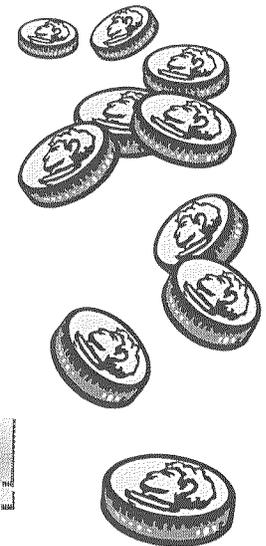


Family Size	Very Low Income	Low Income
1	\$19,150	\$30,650
2	\$21,900	\$35,000
3	\$24,600	\$39,400
4	\$27,350	\$43,750
5	\$29,550	\$47,250
6	\$31,750	\$50,750
7	\$33,900	\$54,250
*8	\$36,100	\$57,750

Down Payment Assistance

WHAT ARE WE DOING?

- ✦ 1st time homebuyers
- ✦ Forgivable deferred loans up to \$25,000
 - \$0-\$14,999.99 5 years
 - \$15,000 to \$25,000.00 ten years
- ✦ Maximum purchase price of home
 - \$110,000 for a new home for a low income
 - \$106,899 for an existing home for a low income
 - \$85,000 for a new or existing home for a very low income
- ✦ Loans are secured by a promissory note and mortgage



291 Homes/\$4.7M Public investment since 1999!

Down Payment Assistance

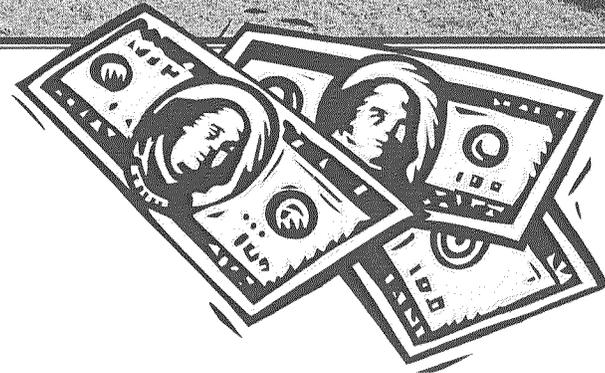
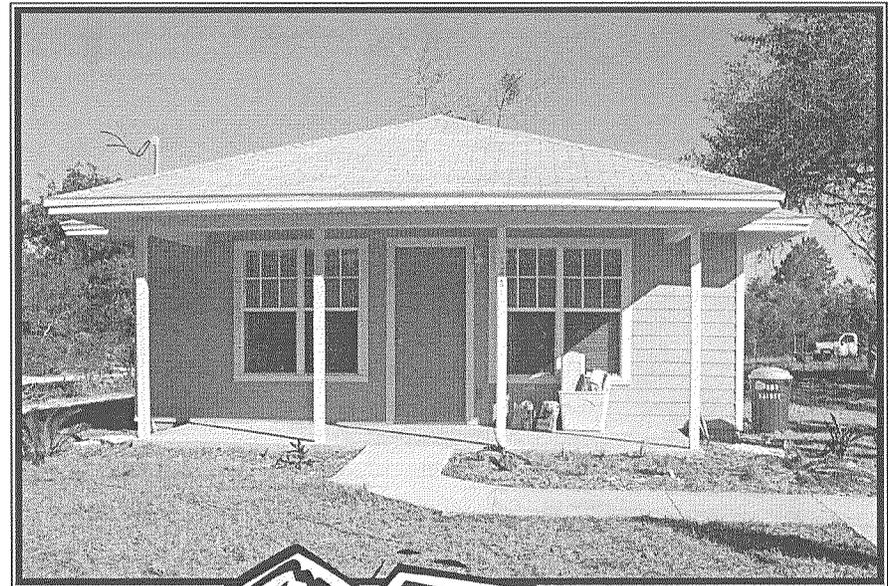
WHAT IMPROVEMENTS HAVE WE MADE DUE TO HIGH FORECLOSURE RATES?

± Pre 2002

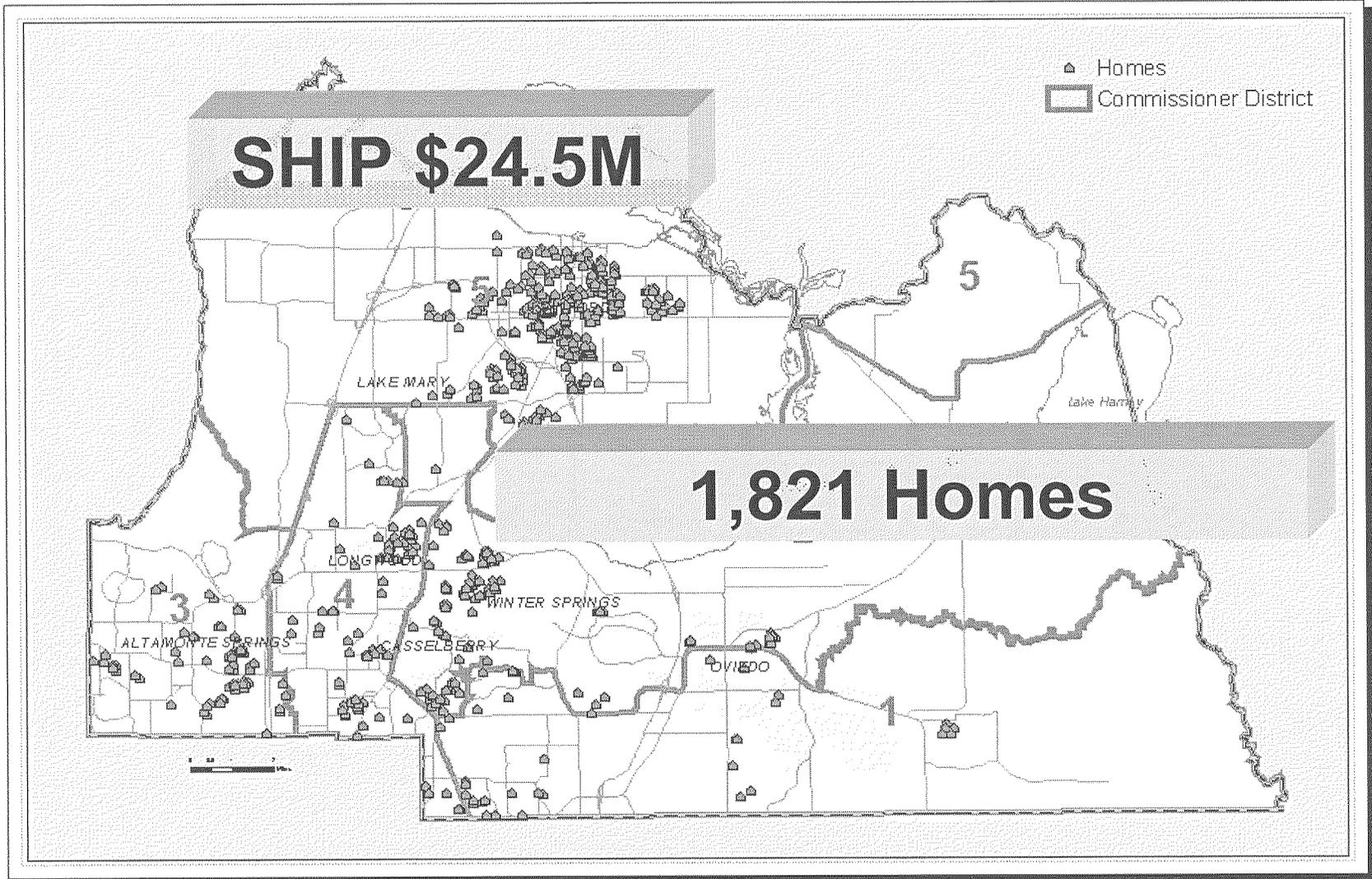
- ± Total #: 229
- ± \$3,649,250.00
- ± 10% Foreclosure Rate

± Since 2002

- ± Total #: 62
- ± \$1,030,385.00
- ± 0% Foreclosure Rate



Down Payment Assistance



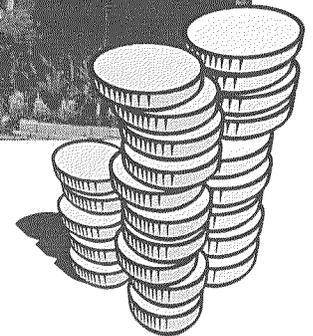
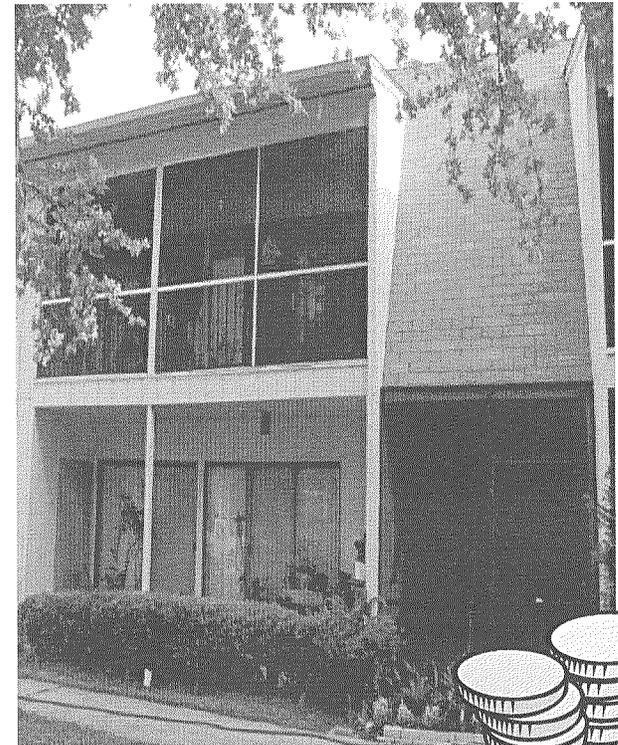
Public investment since 1986!

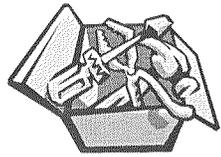
Down Payment Assistance

WHERE ARE WE GOING?

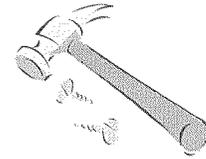
Summary of proposed strategy and policy changes for BCC discussion:

- ✦ Assist in financing or buy down of costs
- ✦ Consideration of repayments loans versus deferred/forgivable
- ✦ Adoption of State Bond Study Numbers
 - \$150,000 – New home
 - \$140,000 - Existing home
- ✦ Provide one-time foreclosure intervention assistance



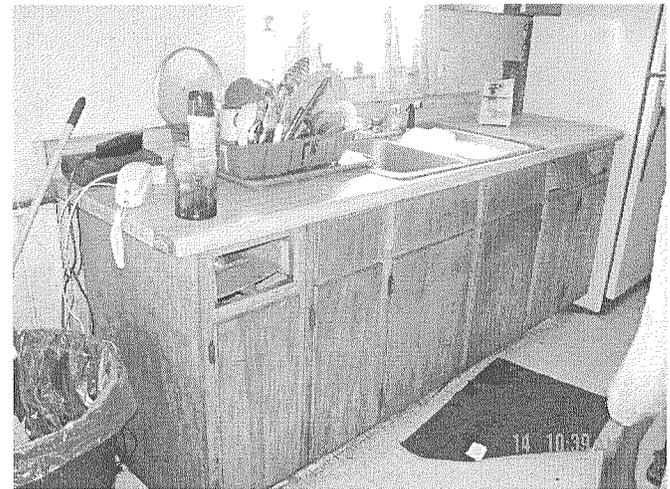


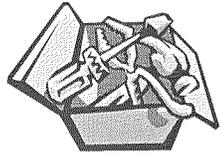
Home Repair



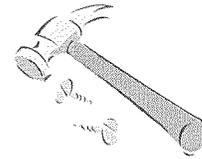
WHAT ARE WE DOING?

- ✦ Single family owner occupied homes and/or condo's and townhouses
- ✦ Clear Title/Current on taxes
- ✦ Deferred loans up to \$40,000 (Forgivable)
 - Own and occupy the home for a term of 10 years (Affordability period)
- ✦ Appraised value shall not exceed \$106,899
- ✦ Inspections by qualified home inspectors
- ✦ Secured by note and mortgage



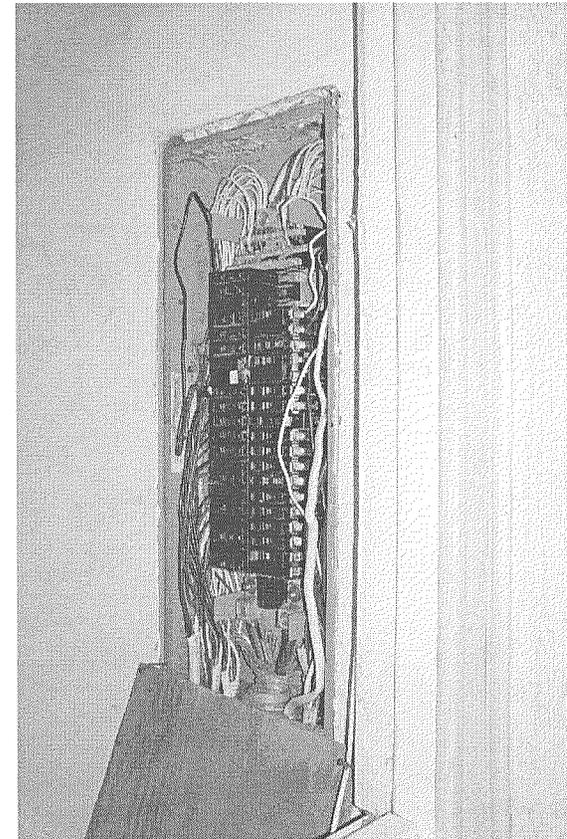


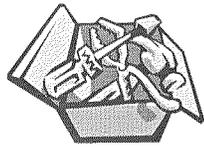
Home Repair



WHAT IMPROVEMENTS HAVE WE MADE?

- ✦ Prevent further deterioration of homes
- ✦ Mitigate safety and sanitary code violations
- ✦ Weatherization
 - Insulation/weather-stripping
 - Doors & windows
 - Insulated vinyl siding
- ✦ Appliances
 - Stove
 - Refrigerator
 - Dishwasher
 - Hot water heater
- ✦ Roofs
- ✦ Septic systems/wells
- ✦ Heating and cooling Systems





Home Repair



+ 1999 - 2003 Emergency Repairs

- 160 Homes
- \$1,182,765
- \$7,392 Average Per Home



+ 2003-2004 (68 Approved)

- 25 Homes under renovation
- \$735,669
- \$29,426 Average Per Home



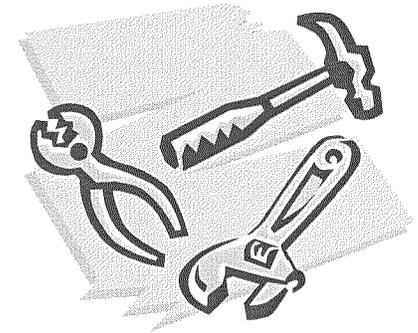
Home Repair



WHERE ARE WE GOING?

Summary of proposed strategy and policy changes for BCC discussion:

- ✦ True emergency repair
- ✦ Life and Safety
- ✦ Type of damage
 - Electrical/Breaker Panels
 - Heating and Air Conditioning
 - Water Heaters
 - Burst Pipes
- ✦ Declared natural disasters
 - Flooding
 - Fires
 - Wind storms



Annual Local Housing Assistance Plan Strategies & Programs

- ± 2004 – 2007 Local Housing Assistance Plan
 - Board of County Commissioners and Florida Housing and Finance Corporation for Approval
 - Board of County Commissioner's Approval: April 27, 2004

