



HERNANDO COUNTY

ABBREVIATED ACTION PLAN FOR THE

WALL STREET REFORM AND CONSUMER PROTECTION ACT OF 2010 (DODD-FRANK ACT)

NEIGHBORHOOD STABILIZATION PROGRAM 3

MARCH 1, 2011

1. NSP3 Grantee Information

NSP3 Program Administrator Contact Information	
Name (Last, First)	Rags, Jean
Email Address	jeanr@hernandocounty.us
Phone Number	352-540-4338
Mailing Address	20 North Main Street, Room 161, Brooksville, FL 34601-2817

2. Areas of Greatest Need

Map Submission

The map generated at the HUD NSP3 Mapping Tool for Preparing Action Plan website is included as attachment 2.

Data Sources Used to Determine Areas of Greatest Need

Describe the data sources used to determine the areas of greatest need.

In Hernando County, we mapped our NSP 1 locations using GIS and tracked developer data from Florida NSP 1 programs. We also collected foreclosure data from RealtyTrac.com and PolicyMap.com. We considered and applied our experience on the ground with the NSP1 direct purchase assistance (DPA). We applied the results gathered from those sources to the HUD NSP3 mapping tool to determine the County's areas of greatest need.

Determination of Areas of Greatest Need and Applicable Tiers

Describe how the areas of greatest need were established and whether a tiered approach is being utilized to determine the distribution of funding.

In Hernando County, we carefully selected our NSP3 area of greatest need by first mapping the locations where the NSP1 funds were used. We then compared this map to data and information received from both the RealtyTrac and PolicyMap websites. This comparison revealed that most foreclosed homes assisted with NSP1 funding were located in the Spring Hill area of the County. The data we collected from both RealtyTrac and PolicyMap websites verified that foreclosures continued to be and would continue to be high in the Spring Hill area. The number of total foreclosures filed in the County in 2010 was 2,186 according to the Hernando County Clerk of Courts. According to Foreclosures.com, there are 4,548 REO's and 12,750 pre-foreclosure homes in the County as of this writing. The greatest concentration of these is in the Spring Hill and surrounding areas of the County. Therefore, when using the HUD NSP3 mapping tool to map our areas of greatest need, we drew several maps in the Spring Hill area. Those areas turned out to be too large to make a significant impact according to the impact scores generated by HUD's mapping tool. We then mapped smaller and smaller areas until we established an area where we reached an impact score consistent with the estimated number of properties that could feasibly be purchased, rehabilitated, and sold.

A tiered approach is not being used to determine the distribution of funding.

3. Definitions and Descriptions

Definitions

Term	Definition												
Blighted Structure	<p>A blighted structure is a structure that has substantial deterioration in which conditions are leading to economic distress or endangerment of life. The County agrees by ordinance that the structure is blighted when one or more of the following factors are presented:</p> <ol style="list-style-type: none"> 1. Unsanitary or unsafe conditions; 2. Deterioration of site or other improvement; or 3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness. 												
Affordable Rents	<p>Affordable Rents are defined as and shall not exceed the Fair Market Rents (FMR) published annually by the U.S. Department of Housing and Urban Development for the Tampa - St. Petersburg – Clearwater, FL Metropolitan Statistical Area (MSA). The current rates are listed below:</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th></th> <th>Efficiency</th> <th>1 Bedroom</th> <th>2 Bedroom</th> <th>3 Bedroom</th> <th>4 Bedroom</th> </tr> </thead> <tbody> <tr> <td>FMR</td> <td>\$714</td> <td>\$792</td> <td>\$958</td> <td>\$1,214</td> <td>\$1,466</td> </tr> </tbody> </table> <p>Source: U.S. Department of Housing and Urban Development, 2011</p>		Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	FMR	\$714	\$792	\$958	\$1,214	\$1,466
	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom								
FMR	\$714	\$792	\$958	\$1,214	\$1,466								

Descriptions

Term	Definition
Long-Term Affordability	<p>To ensure the long-term affordability of rental units addressed with NSP3 funds, the County will use developer sub-grant agreements along with restrictions on deeds and/or mortgages. HOME affordability limits required for NSP1 shall provide the minimum terms of said restrictions on deeds and/or mortgages for NSP3.</p> <p>To ensure the long-term affordability of homeownership units addressed with NSP3 funds, the County will use restrictions and the deed and /or mortgages.</p> <p>In either case, affordability provisions will remain in effect for no less than the HOME affordability terms 1) used for NSP1 and 2) as set forth in the County NSP Housing Assistance Plan.</p>
Housing Rehabilitation Standards	The County will use HOME Housing Rehabilitation Standards.

4. Low-Income Targeting

Low-Income Set-Aside Amount

Enter the low-income set-aside percentage in the first field. The field for total funds set aside will populate based on the percentage entered in the first field and the total NSP3 grant.

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

Total low-income set-aside **percentage** (must be no less than 25 percent): 25.00%
 Total funds set aside for low-income individuals = \$488,494.00

Meeting Low-Income Target

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

The County will use at least 25% of its NSP3 grant funds to assist households with incomes at or below 50% AMI. We will achieve this target by executing agreements with Partners/Developers using "Eligible Use B: Purchase and Rehabilitate Homes." The Partners/Developers will acquire and rehabilitate units that will be rental units restricted to persons whose incomes do not exceed 50% AMI. For this income group, we plan to address at least four homes, and more if possible (depending on purchase and rehab costs).

5. Acquisition and Relocation

Demolition or Conversion of LMI Units

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

Question	Number of Units
The number of low- and moderate-income dwelling units—i.e., ≤ 80% of area median income—reasonably expected to be demolished or converted as a direct result of NSP-assisted activities.	0
The number of low-, moderate-, and middle-income dwelling units—i.e., ≤ 120% of area median income—reasonably expected to be demolished or converted as a direct result of NSP-assisted activities.	0
The number of very low income dwelling units—i.e., ≤ 50% of area median income—reasonably expected to be demolished or converted as a direct result of NSP-assisted activities.	0

6. Public Comment

Citizen Participation Plan

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

Regarding this proposed Abbreviated Action Plan (the Plan), we used our local CDBG citizen participation plan (CPP) as a guide, and we began by placing an advertisement announcing that NSP3 funding would be discussed at a meeting of the Affordable Housing Advisory Committee (AHAC).

Said meeting was held on January 21, 2011, and was also advertised and served as the public hearing to gather public comments on the Plan. All comments and recommendations received at that meeting were considered and, when feasible, incorporated into the Plan.

In accordance with the NSP3 Notice, we also placed an advertisement on January 26, 2011. This advertisement, available both via newspaper and the County's website, announced the Plan was available for public review and comment via local newspaper and on the internet for 15 days (January 27 – February 11, 2011). The Plan was posted during that time for public comment. Additionally, a public hearing to discuss the NSP3 plan was noticed in the local paper on February 11th 2011. A public hearing was held on the County Commission agenda on February 22, 2011.

Summary of Public Comments Received.

The summary of public comments received is included as attachment 3.

7. NSP Information by Activity

Enter each activity name and fill in the corresponding information. If you have fewer than seven activities, please delete any extra activity fields. (For example, if you have three activities, you should delete the tables labeled "Activity Number 4," "Activity Number 5," "Activity Number 6," and "Activity Number 7." If you are unsure how to delete a table, see the instructions [above](#).

The field labeled "Total Budget for Activity" will populate based on the figures entered in the fields above it.

Consult the [NSP3 Program Design Guidebook](#) for guidance on completing the "Performance Measures" component of the activity tables below.

Activity Number 1	
Activity Name	Acquisition and Rehabilitation
Uses	Select all that apply:
	<input type="checkbox"/> Eligible Use A: Financing Mechanisms
	<input checked="" type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation
	<input type="checkbox"/> Eligible Use C: Land Banking
	<input type="checkbox"/> Eligible Use D: Demolition
<input type="checkbox"/> Eligible Use E: Redevelopment	

CDBG Activity or Activities	<p>Hernando County intends to work through affordable housing partners to acquire and rehabilitate NSP-eligible residential low-income rental or homeowner housing as per 24CFR570.202. These activities would include but not be limited to acquisition for rehabilitation and rehabilitation for residential purposes and make energy improvements.</p>
National Objective	<p>Low Moderate Middle Income Housing (LMMH)</p>
Activity Description	<p>Hernando County intends to work through affordable housing partners, with the capacity to provide affordable housing and meet NSP3 goals and requirements, by utilizing the Acquisition and Rehabilitation Eligible Use. The plan is to make grants to local affordable housing partners, who will be selected by the County, to acquire, rehab, and then resell 12 NSP-eligible properties as affordable housing to low-, moderate-, or middle-income households. The home values throughout the Metropolitan Area have fallen approximately 32% over the last few years. Utilizing the HUD NSP3 Mapping Tool, the County has identified a specific target area in the Spring Hill community upon which the purchase, rehab, and reselling of these properties will have a significant impact. Concentrating the NSP3 funding in this area will decrease the number of vacant units in the area, should increase property values, and should enhance the affordability of housing throughout the area. The County will require that homeowners demonstrate the ability to pay conventional mortgage rates and maintain the home after the available NSP funds have been provided to acquire and rehab the property. No sub-prime or other high risk non-conventional mortgages will be allowed in this program. The term of assistance begins on the date of resale to a LMMI eligible household. Restrictions on the deed and/or mortgages shall apply for the affordability period on all NSP units. Affordability provisions will remain in effect for the minimum HOME affordability terms used in NSP1. For the affordability period, subsequent purchasers of assisted units must be income eligible. If not, the amount of assistance will be recaptured at resale. The benefit to income-qualified persons or households is threefold, in that 1) the homebuyer will have the opportunity to purchase a home that will be priced below market value, 2) that home will have been recently rehabilitated, and 3) where cost feasible, will have increased energy efficiency. The average NSP cost per unit is expected to be about \$105,000. The area will also benefit by the decrease in number of vacant homes in the area, the estimated increase in property values, and the expected enhanced affordability of housing.</p> <p>In Hernando County, we will provide maximum opportunities for the hiring of employees and small businesses that are owned and operated by persons residing in the vicinity of the NSP3 projects, especially Section 3 persons and businesses. This will include but not be limited to advertising in local newspapers and on the County's website for the employees and businesses that the County will need to carry out its Abbreviated Action Plan. The County will specifically look for opportunities to hire persons/businesses that are engaged in landscaping, painting, debris removal and similar services to accomplish this goal. The County will adhere to local, State, and Federal procurement procedures in this hiring process.</p>

Location Description	Portion of the unincorporated community in Hernando County known as Spring Hill.	
Budget	Source of Funding	Dollar Amount
	NSP3	\$1,270,083
	(Other funding source)	\$
	(Other funding source)	\$
Total Budget for Activity	\$1,270,083	
Performance Measures	Number of vacant homes taken out of market, number of homes repaired, and number of affordable units provided. The County intends to impact 12 NSP-eligible properties.	
Projected Start Date	6/1/2011	
Projected End Date	5/31/14	
Responsible Organization	Name	Hernando County Board Of County Commissioners
	Location	20 N Main St Rm 161, Brooksville, FL 34601
	Administrator Contact Info	352-540-4338, jeanr@hernandocounty.us

Activity Number 2	
Activity Name	Acquisition and Rehabilitation
Use	Select all that apply:
	<input type="checkbox"/> Eligible Use A: Financing Mechanisms
	<input checked="" type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation
	<input type="checkbox"/> Eligible Use C: Land Banking
	<input type="checkbox"/> Eligible Use D: Demolition
<input type="checkbox"/> Eligible Use E: Redevelopment	
CDBG Activity or Activities	Hernando County intends to work through affordable housing partners to acquire and rehabilitate residential low-income rental or homeowner housing as per 24CFR570.202. These activities would include but not be limited to acquisition for rehabilitation and rehabilitation for residential purposes and make energy improvements.
National Objective	Low-Income Housing to Meet 25% Set-Aside (LH25)
Activity Description	Hernando County intends to work through affordable housing partners, with the capacity to provide affordable housing and meet NSP3 goals and requirements, by utilizing the Acquisition and Rehabilitation Eligible Use. The Plan is to make grants to local affordable housing partners, who will be selected by a competitive process, to acquire, rehab, and then rent at least four foreclosed properties as affordable housing to low-income ($\leq 50\%$ of area median income) households. The home values throughout the Metropolitan Area have fallen approximately 32% over the last few years. Utilizing the HUD NSP3 Mapping Tool, the County has identified a specific target area in the Spring Hill community upon which the purchase, rehab, and renting of these properties will be able to have a significant impact. Utilizing the NSP3 funding in this area will decrease the number of vacant units in the area, should increase property values, and enhance the affordability of housing throughout the area.

	<p>The County will require that renters demonstrate the ability to pay Fair Market Rent (up to 30% of household income for VLI income limits) and maintain the home after the available NSP funds have been provided to acquire and rehab the property. Restrictions on the deed and/or mortgages shall be recorded and apply for the affordability period on all rental units. Affordability provisions will remain in effect for the minimum HOME affordability terms used in NSP1. For the affordability period, the subsequent purchasers of assisted units must be income eligible. If not, the amount of assistance will be recaptured.</p> <p>The benefit to income-qualified persons or households is the ability to rent a home that will be 1) priced below market value, 2) will have been recently rehabilitated, and 3) where cost feasible, have increased energy efficiency. The average NS cost per unit is estimated to be \$98,000. The area will also benefit by the decrease in number of vacant homes in the area, the increase in property values, and the enhanced affordability of housing.</p>	
Location Description	Portion of the unincorporated community in Hernando County know as Spring Hill.	
Budget	Source of Funding	Dollar Amount
	NSP3	\$488,494
	(Other funding source)	\$
	(Other funding source)	\$
Total Budget for Activity	\$488,494	
Performance Measures	Number of vacant homes taken out of market, number of homes repaired, and number of affordable units provided. The County intends to impact 5 properties.	
Projected Start Date	6/01/2011	
Projected End Date	5/31/2014	
Responsible Organization	Name	Hernando County Board Of County Commissioners
	Location	20 N Main St, Rm 161, Brooksville, FL 34601
	Administrator Contact Info	352-540-4338, jeanr@hernandocounty.us

Activity Number 3	
Activity Name	Land Banking
Use	Select all that apply:
	<input type="checkbox"/> Eligible Use A: Financing Mechanisms
	<input type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation
	<input checked="" type="checkbox"/> Eligible Use C: Land Banking
	<input type="checkbox"/> Eligible Use D: Demolition
<input type="checkbox"/> Eligible Use E: Redevelopment	
CDBG Activity or Activities	(Enter each applicable CDBG Activity or Activities)
National Objective	Low Moderate Middle Income Housing (LMMH)
Activity Description	As a contingency, the County wishes to reserve the Eligible Use in case

	responsiveness or the availability of units under Eligible Use B is insufficient. It might also be that insufficient funds remain at some point to buy/repair and rent or sell a property and NSP eligible property could be selected for land banking to utilize remaining funds at the end of the program. The County would purchase NSP eligible properties and then, through an RFP process, partner with community based organizations to redevelop the properties and leverage other resources. The County would move quickly should this activity be used to ensure that the properties will be redeveloped in accordance with NSP requirements within ten (10) years.	
Location Description	Portion of the unincorporated community in Hernando County know as Spring Hill.	
Budget	Source of Funding	Dollar Amount
	NSP3	\$0.00
	(Other funding source)	\$
	(Other funding source)	\$
Total Budget for Activity	\$0.00	
Performance Measures	(Enter all performance measures here)	
Projected Start Date	6/1/2011	
Projected End Date	5/31/2014	
Responsible Organization	Name	Hernando County Board Of County Commissioners
	Location	20 N. Main St., Brooksville, FL 34601
	Administrator Contact Info	352-540-4338, jeanr@hernandocounty.us

Activity Number 4		
Activity Name	Program administration	
Use	Select all that apply:	
	<input type="checkbox"/> Eligible Use A: Financing Mechanisms	
	<input type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation	
	<input checked="" type="checkbox"/> Eligible Use C: Land Banking	
	<input type="checkbox"/> Eligible Use D: Demolition	
	<input type="checkbox"/> Eligible Use E: Redevelopment	
CDBG Activity or Activities	(Enter each applicable CDBG Activity or Activities)	
National Objective	Low Moderate Middle Income Housing (LMMH)	
Activity Description	NSP3 Program Administration funds will be used to pay reasonable and necessary expenses of implementing the program. This includes but is not limited to County staff salaries, office supplies, and contracting with a consulting firm to provide administrative and rehabilitation assistance.	
Location Description	Portion of the unincorporated community in Hernando County know as Spring Hill.	
Budget	Source of Funding	Dollar Amount
	NSP3	\$195,398.00
	(Other funding source)	\$0.00
	(Other funding source)	\$0.00
Total Budget for Activity	\$4.00	

Performance Measures	The County will utilize administration funds to pay reasonable and necessary expenses in implementing the NSP3 program, adhere to all requirements and guidelines of the program, and ensure that all subgrantees meet all requirements and guidelines as well. Fifty percent of allocated NSP3 funds will be expended within two years of the signed agreement and 100 percent of the NSP3 funds will be expended within three years of the signed agreement.	
Projected Start Date	6/1/2011	
Projected End Date	5/31/2014	
Responsible Organization	Name	
	Location	20 N Main St, Rm 161, Brooksville, FL 34601
	Administrator Contact Info	352-540-4338, jeanr@hernandocounty.us

8. Certifications

Certifications for Non-Entitlement Local Governments

- (1) **Affirmatively furthering fair housing.** The jurisdiction certifies that it will affirmatively further fair housing.
- (2) **Anti-displacement and relocation plan.** The applicant certifies that it has in effect and is following a residential anti-displacement and relocation assistance plan.
- (3) **Anti-lobbying.** The jurisdiction must submit a certification with regard to compliance with restrictions on lobbying required by 24 CFR part 87, together with disclosure forms, if required by that part.
- (4) **Authority of jurisdiction.** The jurisdiction certifies that the consolidated plan or abbreviated plan, as applicable, is authorized under state and local law (as applicable) and that the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations and other program requirements.
- (5) **Consistency with plan.** The jurisdiction certifies that the housing activities to be undertaken with NSP funds are consistent with its consolidated plan or abbreviated plan, as applicable.
- (6) **Acquisition and relocation.** The jurisdiction certifies that it will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601), and implementing regulations at 49 CFR part 24, except as those provisions are modified by the notice for the NSP program published by HUD.
- (7) **Section 3.** The jurisdiction certifies that it will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u), and implementing regulations at 24 CFR part 135.
- (8) **Citizen participation.** The jurisdiction certifies that it is in full compliance and following a detailed citizen participation plan that satisfies the requirements of Sections 24 CFR 91.105 or 91.115, as modified by NSP requirements.
- (9) **Use of funds.** The jurisdiction certifies that it will comply with the Dodd-Frank Wall Street Reform and Consumer Protection Act and Title XII of Division A of the American Recovery and Reinvestment Act of 2009 by spending 50 percent of its grant funds within 2 years, and spending 100 percent within 3 years, of receipt of the grant.
- (10) **The jurisdiction certifies:**
 - a. That all of the NSP funds made available to it will be used with respect to individuals and families whose incomes do not exceed 120 percent of area median income; and
 - b. 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.

(11) **Excessive force.** The jurisdiction certifies that it has adopted and is enforcing:

- a. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in nonviolent civil rights demonstrations; and
- b. A policy of enforcing applicable state and local laws against physically barring entrance to, or exit from, a facility or location that is the subject of such nonviolent civil rights demonstrations within its jurisdiction.

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

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

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

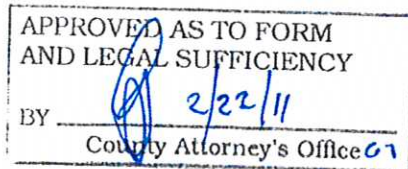
(15) **Vicinity hiring.** The jurisdiction certifies that it will, to the maximum extent feasible, provide for hiring of employees that reside in the vicinity of NSP3 funded projects or contract with small businesses that are owned and operated by persons residing in the vicinity of NSP3 projects.

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

James E. Collins
Signature/Authorized Official

2-23-11
Date

Chairman
Title



Appendix: NSP3 Action Plan Contents Checklist

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

1. NSP3 Grantee Information

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

2. Areas of Greatest Need

	Yes
Does the narrative description describe how funds will give priority emphasis to areas of greatest need?	<input checked="" type="checkbox"/>
Does the narrative description specifically address how the funds will give priority emphasis to those areas:	
<ul style="list-style-type: none"> • With the highest percentage of home foreclosures? 	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • With the highest percentage of homes financed by subprime mortgage related loan?; and 	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • Identified by the grantee as likely to face a significant rise in the rate of home foreclosures? 	<input checked="" type="checkbox"/>
Did you create the area of greatest needs map at http://www.huduser.org/NSP/NSP3.html ?	<input checked="" type="checkbox"/>
Did you include the map as an attachment to your Action Plan?	<input checked="" type="checkbox"/>
<i>ONLY Applicable for States:</i> Did you include the needs of all entitlement communities in the State?	<input type="checkbox"/>

3. Definitions and Descriptions

	Yes
Are the following definitions and topics included in your substantial amendment?:	
<ul style="list-style-type: none"> • Blighted structure in context of state or local law, 	<input checked="" type="checkbox"/>

<ul style="list-style-type: none"> • Affordable rents, • Ensuring long term affordability for all NSP funded housing projects, • Applicable housing rehabilitation standards for NSP funded projects 	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>

4. Low-Income Targeting

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

5. Acquisition & Relocation

	Yes
For all acquisitions that will result in displacement did you specify:	
<ul style="list-style-type: none"> • The planned activity, 	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • The number of units that will result in displacement, 	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • The manner in which the grantee will comply with URA for those residents? 	<input checked="" type="checkbox"/>

6. Public Comment

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

7. NSP Information by Activity

	Check all that apply
Did you include a description of all eligible NSP3 activities you plan to implement with your NSP3 award?	<input checked="" type="checkbox"/>
For each eligible NSP3 activity you plan to implement did you include:	

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

8. Certifications

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

9. Additional Documentation

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

ATTACHMENT 1
APPLICATION FOR FEDERAL ASSISTANCE
SF - 424

**APPLICATION FOR
FEDERAL ASSISTANCE**

OMB Approved No. 3076-0006

Version 7/03

1. TYPE OF SUBMISSION: Application <input checked="" type="checkbox"/> Construction <input type="checkbox"/> Non-Construction		Pre-application <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction	2. DATE SUBMITTED	Applicant Identifier
			3. DATE RECEIVED BY STATE	State Application Identifier
			4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier
5. APPLICANT INFORMATION				
Legal Name: Hernando County Florida Board of County Commissioners			Organizational Unit: Department:	
Organizational DUNS: 0732129200000			Division: Community Development	
Address: Street: 20 N. Main St., Room 161			Name and telephone number of person to be contacted on matters involving this application (give area code)	
City: Brooksville			Prefix: Ms.	First Name: Jean
County: Hernando			Middle Name	
State: Florida			Last Name Rags	
Zip Code 34601			Suffix:	
Country: USA			Email: jeanr@hernandocounty.us	
6. EMPLOYER IDENTIFICATION NUMBER (EIN): 59-1155275			Phone Number (give area code) 352-540-4338	Fax Number (give area code) 352-540-4339
8. TYPE OF APPLICATION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) Other (specify) <input type="checkbox"/> <input type="checkbox"/>			7. TYPE OF APPLICANT: (See back of form for Application Types) B. County Government Other (specify)	
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: TITLE (Name of Program): Neighborhood Stabilization Program 3			9. NAME OF FEDERAL AGENCY: U.S. Department of Housing and Urban Development	
12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): Hernando County			11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: Neighborhood Stabilization Program 3	
13. PROPOSED PROJECT Start Date: 6/1/2011			14. CONGRESSIONAL DISTRICTS OF: a. Applicant FL 5	
Ending Date: 5/31/2014			b. Project FL 5	
15. ESTIMATED FUNDING:			16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?	
a. Federal	\$	1,953,975 ⁰⁰	a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON	
b. Applicant	\$	0 ⁰⁰	DATE:	
c. State	\$	0 ⁰⁰	b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372	
d. Local	\$	0 ⁰⁰	<input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW	
e. Other	\$	0 ⁰⁰	17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?	
f. Program Income	\$	0 ⁰⁰	<input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No	
g. TOTAL	\$	1,953,975 ⁰⁰		
18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.				
a. Authorized Representative				
Prefix Mr.	First Name James		Middle Name	
Last Name Adkins			Suffix	
b. Title Chairman, Hernando County Board of County Commissioners			c. Telephone Number (give area code) 352-754-4000	
d. Signature of Authorized Representative <i>James Adkins</i>			e. Date Signed 2-23-11	

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Prescribed by OMB Circular A-102

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY
BY *[Signature]* 2/22/11
County Attorney's Office

ATTACHMENT 2
MAPS GENERATED BY THE
HUD NSP3 MAPPING TOOL

THURSDAY, FEBRUARY 24, 2011



HOME ABOUT PD&R RESEARCH FINDER



Enter an Address, city or state

Map Options: [Clear](#) | [Reset](#)

Click Mode: [Zoom](#) | [Info](#)

NSP3 Options

- 14 Current Zoom Level
- Show Tracts Outline (Zoom 11+)
- DRAW
-
-

[METHODOLOGY](#) [INSTRUCTIONS](#)

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

NSP3

Project Name : SpringHill11

Block Group	Neighborhood Housing Units	Block Group Housing Units	Block Group Score	State Min	USPS HMDA
120539323068350041001U2	655	855	20	17	887 523
120539323068350041001U3	1059	1607	20	17	1667 983

Total Neighborhood Housing Units: 1714
 Neighborhood NSP3 Score: 20.00
 State Minimum Threshold NSP3 Score: 17

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

[LINK](#) [SHARE](#) [CONTACT US](#)

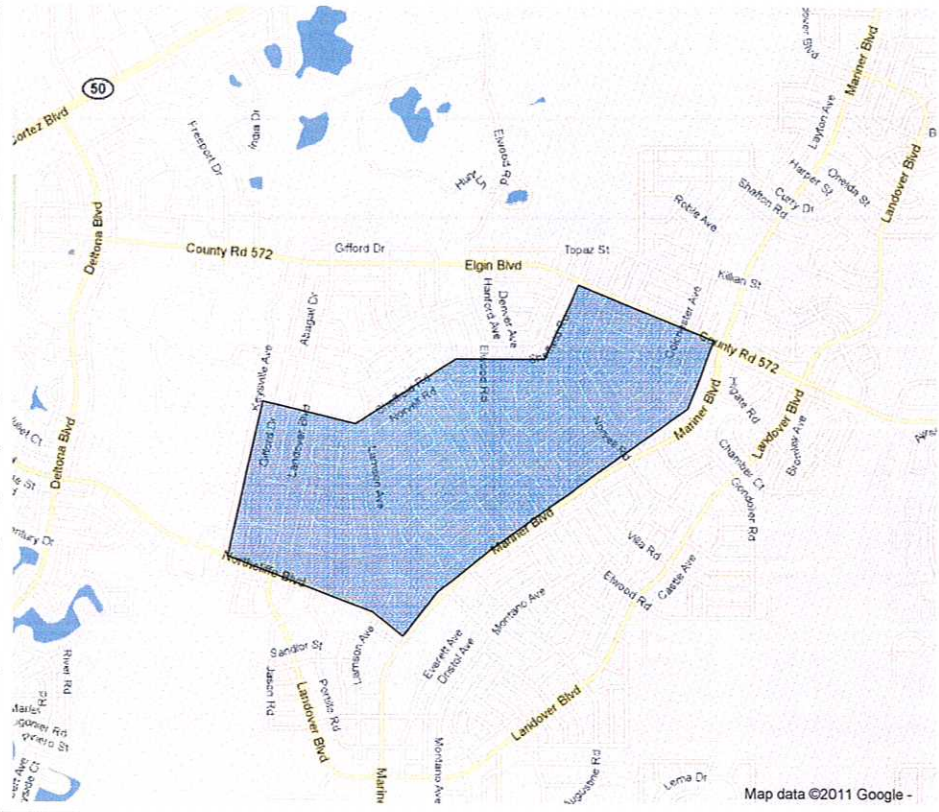
Neighborhood Stabilization Program Grants

Select a State Select a County

NSP3 Legend (%): — Tract Outline

[LOG OUT](#)

[Click here for an Overview](#)



Map data ©2011 Google -

Neighborhood ID: 1728942

NSP3 Planning Data

Grantee ID: 1205300C

Grantee State: FL

Grantee Name: HERNANDO COUNTY

Grantee Address: 15380 County Road 565A Groveland FL 34736

Grantee Email: bill.gearing@GuardianCRM.com

Neighborhood Name: SpringHill11

Date:2010-12-29 00:00:00

NSP3 Score

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

Neighborhood NSP3 Score: 20

State Minimum Threshold NSP3 Score: 17

Total Housing Units in Neighborhood: 1714

Area Benefit Eligibility

Percent Persons Less than 120% AMI: 73.29

Percent Persons Less than 80% AMI: 51.18

Neighborhood Attributes (Estimates)

Vacancy Estimate

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

The USPS "NoStat" indicator can mean different things. In rural areas, it is an indicator of vacancy. However, it can also be an address that has been issued but not ever used, it can indicate units under development, and it can be a very distressed property (most of the still flood damaged properties in New Orleans are NoStat). When using this variable, users need to understand the target area identified.

In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 1778

Residential Addresses Vacant 90 or more days (USPS, March 2010): 0

Residential Addresses NoStat (USPS, March 2010): 122

Foreclosure Estimates

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

Total Housing Units to receive a mortgage between 2004 and 2007: 1048

Percent of Housing Units with a high cost mortgage between 2004 and 2007: 32.5

Percent of Housing Units 90 or more days delinquent or in foreclosure: 18.7

Number of Foreclosure Starts in past year: 120

Number of Housing Units Real Estate Owned July 2009 to June 2010: 36

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

Estimated number of properties needed to make an impact in identified target area (20% of REO in past year): 24

Supporting Data

Metropolitan Area (or non-metropolitan area balance) percent fall in home value since peak value (Federal Housing Finance Agency Home Price Index through June 2010): -32.5

Place (if place over 20,000) or county unemployment rate June 2005*: 4.5

Place (if place over 20,000) or county unemployment rate June 2010*: 13.8

*Bureau of Labor Statistics Local Area Unemployment Statistics

Market Analysis:

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

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

Latitude and Longitude of corner points

ATTACHMENT 3
SUMMARY OF PUBLIC
COMMENTS RECEIVED

No public comments were received during the public comment period or during the public hearing on February 22, 2011.