



**STATE OF FLORIDA
NEIGHBORHOOD STABILIZATION PROGRAM 3
APPLICATION**

DUE DATE JUNE 2, 2011

LOCAL GOVERNMENT: COLUMBIA COUNTY

FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS

NEIGHBORHOOD STABILIZATION PROGRAM

2555 SHUMARD OAK BOULEVARD

TALLAHASSEE, FLORIDA 32399-2100

850/487-3644

FAX 850/922-5609

**PART I
APPLICANT INFORMATION**

Applicant Columbia County Board of County Commissioners			
Local Contact Dale Williams	Title County Manager		
Phone Number 386-755-4100	FAX 386-758-2182		
Mailing Address P.O. Box 1529	City Lake City	Zip Code 32056-1529	
E-mail Address Dale_Williams@columbiacountyfla.com			
Chief Elected Official Jody DuPree	Title Chair, Board of County Commissioners		
Chief Elected Official's Address (if different)			
APPLICATION PREPARER INFORMATION			
Agency or Firm Columbia County Board of County Commissioners			
Address P.O. Box 1529	Phone Number 386-758-1178		
Contact David Kraus	Title Senior Staff Assistant		
E-Mail Address david_kraus@columbiacountyfla.com			
OTHER INFORMATION			
Are the jurisdictions to be served covered by the National Flood Insurance Program?		Yes	No
Will you be working with a HUD direct funded grantee?		Yes	No
U.S. Congressional District 4	Florida Senate District(s) 3, 14	Florida House District(s) 11, 10	
HISTORIC PRESERVATION - Applicants should consider the questions listed below as units are selected for purchase, rehabilitation, demolition and clearance. Contact the State Historic Preservation Office (SHPO) as soon as possible for guidance if there is a potential historic preservation issue.			
Will any activities result in direct physical changes to a structure older than 50 years, such as demolition, rehabilitation, restoration, remodeling, renovation, expansion, or relocation?		Yes	No X
Will any related activities result in direct physical changes to public improvements older than 50 years, such as stone curbs or brick streets?		Yes	No X
Will any related activities result in direct physical changes to a planned open space older than 50 years?		Yes	No X
Will any project activities occur within 100 feet of a structure, public improvement, or planned open space older than 50 years?		Yes	No X
Will any activities occur in a Historic District listed on the National Register?		Yes	No X

PART II
NEIGHBORHOOD STABILIZATION PLAN 3
NARRATIVE DESCRIPTION

Applicants should review the Federal Register Notice and the State's Substantial Amendment before completing the Application. In the space below, provide an overall narrative description of your plan to utilize NSP funds to address abandoned and foreclosed properties in areas of greatest need. Use additional pages if necessary. This information should correspond to the budget information requested on the Attachment A for each NSP strategy and must be updated when changes are made.

Narrative

Columbia County is applying for the full \$1,029,844 in Neighborhood Stabilization Program -3 (NSP-3) funds allocated to Columbia County in the State of Florida, Department of Community Affairs' Substantial Amendment to the NSP-3 as authorized under Section 1497 of the Wall Street Reform and Consumer Protection Act (Dodd-Frank Act) of 2010. Columbia County will use these funds to target foreclosed and abandoned properties in the area of need in our county. Using data collected from the U.S. Department of Housing and Urban Development (HUD) NSP3 mapping tool as well as local realtors and banks, this area includes both incorporated portions of Lake City and unincorporated property in the County. The specific target area is detailed in Attachment C as mapped by the HUD mapping tool.

Columbia County plans to use its for the acquisition and rehabilitation of foreclosed and abandoned properties with \$444,914 for potential resale(including down payment assistance), \$257,465 for rental to families below 50% of AMI and \$257,465 for rental to families below 120% AMI. \$70,000 will be budgeted for Administration of the grant. We propose to acquire and rehabilitate a minimum of 7 properties under the NSP-3 grant. Thus 50% of the total grant funds will be used directly to create rental units with 25% of the total grant funds creating rentals for families earning below 50% AMI. An additional 25% of the total grant funds will create rental units for families earning below 120% AMI. Finally, we anticipate that the homes rehabilitated for resale will also go to families earning between 50% and 120% AMI. As part of the Strategy 1: acquisition, rehabilitate and resale funds we propose to offer down payment assistance. Finally, Columbia County plans to assemble a team of local banks and interested realtors as well our in-house Construction Manager and Building Inspectors to evaluate and assist in the acquisition of the properties.

As part of our NSP-3 program, we plan to hire a consultant for technical advice and assistance while administering the grant in house. The County will advertise for local contractors, with an emphasis on Section 3 and MWBE contractors, to rehabilitate the properties. Additionally we will seek bids on all services such as appraisals. Our goal is to competitively select a community based organization (CBO) to own and manage the rental properties.

**PART III
TARGET AREA(S)**

Please provide justification for choice of Target Area. NSP3 Applicants are reminded that their allocation includes the needs of the incorporated cities located within the county. Please attach a Map in Attachment C.

Justification of how Target Area was established and why this area was chosen over other areas of the county

Columbia County selected its target area such that NSP3 funding will be distributed in accordance with the requirements of Section 2301(c)(2) of the Housing and Economic Recovery Act (HERA), as amended by the Recovery Act and the Dodd-Frank Act, by identifying the areas of greatest need through determining the greatest percentage of homes in foreclosure, areas with the highest percentage of homes financed by a subprime mortgage and areas likely to face a significant rise in the rate of home foreclosures.

The County selected its NSP3 Target Area by first mapping locations from data received from local banks, volunteering local realtors and their proprietary systems, the MLS, national data sources such as RealtyTrac.com. Then, the HUD mapping tool was used to draw several maps in the general area. We reviewed over 35 targeted areas, including areas in incorporated areas of Lake City and Fort White as well as unincorporated areas in the County. Those areas were compared and the area with the most feasible impact score that could be achieved and with a high percentage of LMMI was chosen as the top AGN.

The incorporated area of Ft White did not meet the State Minimum Threshold NSP3 Score of 17. The selected target area, however, includes property located both within the incorporated area of Lake City and unincorporated portions of the County.

NSP3 foreclosure need score: After submitting the proposed target area to the HUD NSP3 Mapping Widget, a NSP3 foreclosure need score will be emailed to the Applicant. The NSP3 foreclosure need score must be 17 or above.

NSP3 foreclosure need score retrieved when using HUD's Mapping Widget:	18.27
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Impact Score: An Impact Score will be returned. The Applicant must commit to a number of housing units equal to or greater than the Impact Score. If the Impact Score is too high, the target area should be reduced in size. DCA anticipates each applicant will be able to address approximately ten homes; however, the actual number will depend upon local market conditions and program design.

Impact Score retrieved when using HUD's Mapping Widget:	7
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**PART IV
NSP3 STRATEGIES**

STRATEGY 1

Acquisition, Rehabilitation, or Resale or Rental of Foreclosed or Abandoned Homes

The purpose of this NSP strategy is to stabilize neighborhoods of greatest need by providing a means for the acquisition, rehabilitation, renovation, and sale or rental of homes and other foreclosed or abandoned residential properties to individuals and families whose income does not exceed 120 percent of the area median income.

NSP3 funds will be expended to purchase and rehabilitate properties that have been abandoned or foreclosed upon, in order to later sell these properties and homes. The resale price will not exceed the total costs of the acquisition, rehabilitation and eligible activity delivery costs. It is anticipated that a minimum of 25% of the allocated funding for this activity will be used to assist households earning less than 50% of the area median income.

To the maximum extent possible, DCA is encouraging the hiring of employees who reside in the vicinity of NSP3 projects or contract with small businesses that are owned and operated by persons residing in the vicinity of the project. These firms will rehabilitate abandoned or foreclosed properties to meet safety, health and code standards before disposition. The expenditure for rehabilitation will be funded directly through NSP3 funds.

Enter the total amount budgeted to each of the three categories below:

- Rental Program for individuals or households earning not more than 50% of the Area Median Income,
- Rental Program for individuals or households earning more than 50% but less than 120% of the Area Median Income,
- Homeownership Program individuals or households earning not more than 120% of the Area Median Income.

Budget & Performance Measures:

Rental Program for individuals or households earning not more than 50% of the Area Median Income. This must be at least 25% of your grant amount:

	Individuals or Households Earning:		
	<50 % AMI	50-80% AMI	80-120% AMI
Dollar Amount Budgeted	\$ 257,465.00		
No. of units	2		

Rental Program for individuals or households earning more than 50% but less than 120% of the Area Median Income. This must be at least 25% of your grant amount.

	Individuals or Households Earning:		
	<50 % AMI	50-80% AMI	80-120% AMI
Dollar Amount Budgeted		\$ 128,733	\$ 128,732
No. of units		1	1

Homeownership Program individuals or households earning not more than 120% of the Area Median Income:

	Individuals or Households Earning:		
	<50 % AMI	50-80% AMI	80-120% AMI
Dollar Amount Budgeted		\$150,000	\$294,914
No. of units		1	2

Justification: Please provide a brief explanation

Justification (estimated number of foreclosures)

Columbia County is requesting \$1,029,844 in NSP-3 funding. We propose to target an area with an NSP-3 score of 18.27. The HUD Model for predicting where foreclosures are likely 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. In our Target Area:

Total Housing Units to receive a mortgage between 2004 and 2007: 355
 Percent of Housing Units with a high cost mortgage between 2004 and 2007: 38.76
 Percent of Housing Units 90 or more days delinquent or in foreclosure: 15.37
 Number of Foreclosure Starts in past year: 35
 Number of Housing Units Real Estate Owned July 2009 to June 2010: 9

This the HUD model estimates that number of properties needed to make an impact in identified target area (20% of REO in past year) is 7. Analysis from local realtors and local banks show that in 2010, 78 foreclosed homes sold in Columbia County with an average sales price of \$98,977. As of April 25, 2011, 24 foreclosed homes sold for an average of \$89,693 and twenty one are on the market with an average price of \$99,919. When down payment assistance and the cost of rehabilitation is factored, we can fund between 7 homes.

Timeline: Please provide a tentative timeline for the following steps:

Activity	Tentative Start Dates (Month/Year)
Identification of units for acquisition	08/11
Appraisal of units	09/11
Closing	12/11
Rehabilitation	01/12
Solicitation and qualification of buyers/tenants	02/12
Disposition/Rental	07/12

Cost Drivers for estimates: Please justify how you arrived at your costs. For example, information regarding the average housing amount and rehabilitation costs specific to homes found in your target area.

Justification

Information gathered from local realtors and local banks indicate that in 2010, 78 foreclosed homes sold in Columbia County with an average sales price of \$98,977. As of April 25, 2011, 24 foreclosed homes sold for an average of \$89,693 and twenty one are on the market with an average price of \$99,919. Rehabilitation will be limited to code and safety repairs similar to our CDBG Small Cities grant program. It is estimated that these repairs, appraisals, realtors, maintenance, etc will cost around 25% of the purchase price, with the actual rehabilitation costs budgeted for 20%.

STRATEGY 2

ESTABLISHING LAND BANKS (OPTIONAL)

The purpose of this NSP strategy is to bring abandoned property back into productive use, generating tax revenue, raising property values and creating affordable housing. For the purposes of the NSP program, a land bank will operate in a specific, defined geographic area and will purchase properties that have been abandoned or foreclosed upon and will maintain, assemble, facilitate redevelopment of, market, and dispose of the land-banked properties.

This strategy is limited to 10% of the overall allocation.

Total NSP Budget for this Strategy:	0
Source and amount of other funds to be used, if any	0
Number of Properties to be acquired:	0

Justification for the need for establishing a land bank within the target area
N/A

Timeline: Please provide a tentative timeline for the following steps:

Activity	Tentative Start Dates
Identification of parcels for acquisition	N/A
<i>If acquired parcels have vacant units that will be demolished, indicate tentative date for demolition</i>	N/A
Appraisal of parcel	N/A
Negotiation of price at closing	N/A
Closing	N/A

Performance Measures: All activities funded with State NSP funds must meet one or more of the following performance measures:

	Individuals or Households Earning:		
	<50 % AMI	50-80% AMI	80-120% AMI
Dollar Amount Budgeted	N/A		
No. of units	N/A		

NSP STRATEGY 3

REDEVELOPMENT (OPTIONAL)

The purpose of this NSP strategy is to turn vacant or blighted properties into productive use that will help stabilize a neighborhood which has been negatively impacted by foreclosures.

Justification
N/A

Timeline: Please provide a tentative timeline for the following steps:

Activity	Tentative Start Dates
Identification of units for acquisition	N/A
Appraisal of units	N/A
<i>If acquired units will be demolished, indicate tentative date for demolition</i>	N/A
<i>If new construction will occur, indicate tentative date for completion</i>	N/A
Disposition	N/A

Performance Measures:

	Individuals or Households Earning:		
	<50 % AMI	50-80% AMI	80-120% AMI
Dollar Amount Budgeted	N/A		
No. of units	N/A		

ADMINISTRATION

Administrative costs must be associated with overall program management. This does not include homebuyer counseling or other activity delivery costs.

Total Budget: Please enter your total administration budget. This amount cannot exceed 6.8% of your total allocation.

Administration Budget	\$70,000
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SUBRECIPIENTS

Please list any potential Subrecipients or non-profit partners:

Narrative
<p>Upon submission of this application, Columbia County will develop Requests for Proposals for a contractors to rehabilitate the foreclosed and abandoned properties. Additionally, we will have an RFP for a Community Based Organization to manage the rental properties. Columbia County is also preparing an RFP for a consultant to provide technical assistance in managing this grant and the acquisition of properties. Any additional services required, such as appraisals and lead based paint inspections, will be secured through a Request for Proposal.</p>

LOW INCOME TARGETING

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

Narrative
<p>Columbia County will acquire a minimum of 2 homes for low income rental with \$257,465.00 of grant funds to meet the 25% funding target for households below 50% AMI. If sufficient, Program Income may be used to purchase additional units for low income rental. Additionally, the County will solicit for Community Based Organization to manage these units and provide potential additional funding to expand the low income rental program.</p> <p>The County, or a contracted project manager, shall monitor partners to ensure compliance with HUD guidelines. Households in this category must have a household income below 50% of the most recently published HUD Area Medium Income as adjusted for family size. Units to be rented will be checked to ensure compliance with the 2011 HUD Fair Market Rents guidelines. The partner owning/managing a rental housing unit may review the current fair market rates and reduce the rents to ensure that they are affordable to tenants at or below 50% of AMI.</p>

CITIZEN PARTICIPATION

Briefly describe how the Applicant met federal citizen participation requirements. Please indicate dates the comment period began/ended, and the method of notice.

Narrative

While the NSP-3 program only requires the plan to be posted on the County Web Site for 15 days to allow public comment, Columbia County will simultaneously present the plan to the Citizen Advisory Task Force (CATF) for comment. Additionally, the NSP-3 plan will be presented at a public meeting of the Board of County Commissioners at 7pm May 19, 2010 and again for final approval by the Board of County Commissioners on June 2, 2010 when we submit the application. Additionally, Columbia County will post a notice concerning public comment in the local newspaper of general circulation.

DATA SOURCES

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

Narrative

Primarily, Columbia County used the HUD NSP-3 mapping tool to identify and review over 35 potential target areas.

The County selected its NSP3 Target Area by first mapping locations from data received from local banks, volunteering local realtors and their proprietary systems, the MLS, national data sources such as RealtyTrac.com. We met with two local banks, Columbia Bank and First Federal Bank, to look at the location of bank owned foreclosure properties. Two Realtors contacted us to volunteer research, Westfield Realty Group and ReMax. Both used their proprietary systems and the MLS to review recent foreclosure and short sales as well as currently listed available foreclosure and abandoned properties. This information was compared to information provided by RealtyTrac.com. The HUD mapping tool then identified the target areas that meets the greatest need and the NSP-3 program criteria.

TECHNICAL ASSISTANCE

List technical assistance that you will need to administer the program.

Technical Assistance Needs

While much of the administration will be done by the County, Columbia County will need technical assistance to administer this program. The County will run a Request for Proposals for a consultant to provide technical assistance on the management and compliance of the program as well as site selection, rehabilitation and property disposition.

PART V
ASSURANCES, CERTIFICATIONS AND SIGNATURE

- (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.

Signature/Authorized Official

Date

Title

**ATTACHMENT A
PROJECT BUDGET**

Please contact your Grant Manager for Attachment A Project Budget Excel spreadsheet and attach.

RECIPIENT: Columbia County, Florida
 Contract Award: DCA NSP3 Plan
 Project Budget and Performance Measures

NSP Funds	Estimated Units	Units		
		at 50% AMI or Below	between 51% to 80% AMI	Between 81% to 120% AMI
Administration	\$ 70,000.00	N/A	N/A	N/A
Acquisition, Repair and Resale	\$ 444,914.00	0		1
Acquisition, Repair, Rental <50% AMI	\$ 257,465.00	0	2	
Acquisition, Repair, Rental <120% AMI	\$ 257,465.00	0		1
Land Banking	\$ -			
Redevelopment	\$ -			
Total	\$ 1,029,844.00	0	2	2
				3

ATTACHMENT B

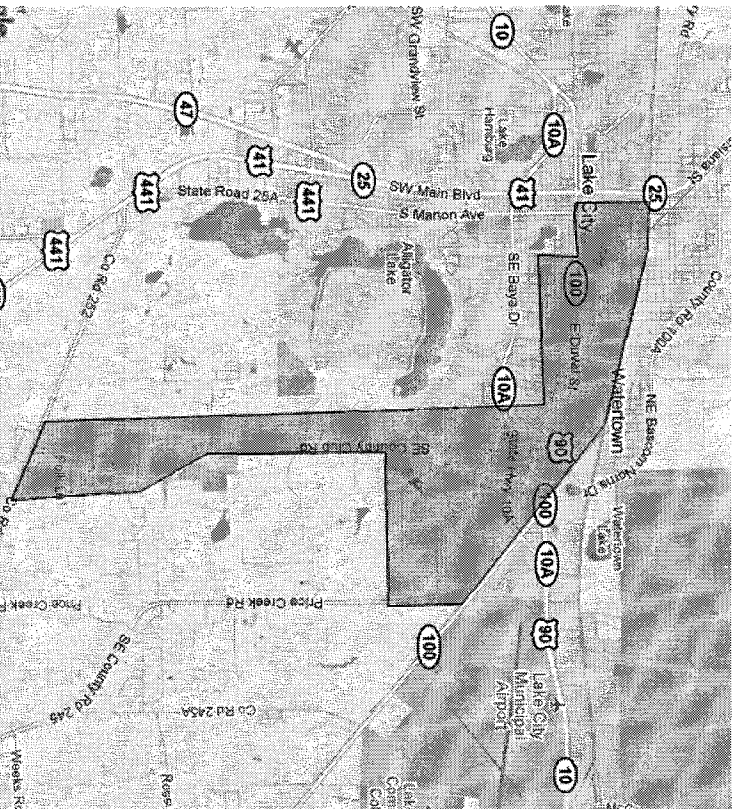
ACTIVITY WORK PLAN

Date Start (month/year)	Date End (month/year)	Activities	Estimated Program Dollars Requested by "Date End"	Estimated Administration Dollar Requested by "Date End"
		Administration		
06/2011	08/2011	Complete Environmental Review, Submit Request for Release of Funds		\$ 1,000
06/2011	09/2011	Solicitation/Procurement of Non-Profit/Housing Authority/other partner (optional)		\$ 2,000
06/2011	08/2011	Solicitation/Procurement of Grant Administrator (optional) TECHNICAL ASSISTANCE		\$ 2,000
01/2010	06/2013	Complete Applicant Intake, Monitoring and Qualification		\$ 39,000
		STRATEGY 1: Acquisition, Rehabilitation, and Resale of Foreclosed or Abandoned Homes for households earning up to 120% AMI.		
09/2011	06/2012	33% Residential Units Completed	\$ 148,305	\$ 3,000
06/2012	01/2013	66% Residential Units Completed	\$ 296,610	\$ 6,000
01/2013	06/2013	100% Residential Units Completed and National Objective met	\$ 444,914	\$ 9,000
		STRATEGY 1: Acquisition and Rehabilitation of Foreclosed or Abandoned Homes for Long-Term Rental managed up to 50% of AMI.		
09/2011	06/2012	33% Residential Units Completed	\$ 85,822	\$ 2,000
06/2012	01/2013	66% Residential Units Completed	\$ 171,645	\$ 4,000
01/2013	06/2013	100% Residential Units Completed and National Objective met	\$ 257,465	\$ 6,000
		STRATEGY 1: Acquisition and Rehabilitation of Foreclosed or Abandoned Homes for Long-Term Rental managed up to 120% of AMI.		
09/2011	06/2012	33% Residential Units Completed	\$ 85,822	\$ 2,000
06/2012	01/2013	66% Residential Units Completed	\$ 171,645	\$ 4,000
01/2013	06/2013	100% Residential Units Completed and National Objective met	\$ 257,465	\$ 6,000
		STRATEGY 2: LAND BANK (if applicable)		
		Legal Entity to Hold Title to Land Established		
		Properties Acquired		
		National Objective met		
		STRATEGY 3: REDEVELOPMENT (if applicable)		
		33% Residential Units Completed		
		66% Residential Units Completed		
		100% Residential Units Completed and National Objective has been met		
06/2013	06/2013	SUBMIT CLOSE OUT ON ORIGINAL GRANT ALLOCATION		\$ 5,000

**ATTACHMENT C
MAPS**

Please use <http://www.huduser.org/NSP/NSP3.html> and refer to the mapping feature instructions to draw target area. Please include all of the HUD generated information which will be sent to you within 24 hours of submitting the map.

Target Area



- **Neighborhood NSP3 Score: 18.27**
- State Minimum Threshold NSP3 Score: 17
- Total Housing Units in Neighborhood: 1936
- Percent Persons Less than 120% AMI: 66.13
- Percent Persons Less than 80% AMI: 42.1
- Total Housing Units to receive a mortgage between 2004 and 2007: 366
- Percent of Housing Units with a high cost mortgage between 2004 and 2007: 38.98
- Percent of Housing Units 90 or more days delinquent or in foreclosure: 15.42
- Number of Foreclosure Starts in past year: 36
- Number of Housing Units Real Estate Owned July 2009 to June 2010: 9
- **Estimated number of properties needed to make an impact in identified target area (20% of REO in past year): 7**

Neighborhood ID: 3770477

NSP3 Planning Data

Grantee ID: 1299990N

Grantee State: FL

Grantee Name: FL NONENTITLEMENT

Grantee Address: PO 1529 Lake City FL 32056-1529

Grantee Email: david_kraus@columbiacountyfla.com

Neighborhood Name: May 12 Option 4

Date:2011-05-12 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: 18.27

State Minimum Threshold NSP3 Score: 17

Total Housing Units in Neighborhood: 1936

Area Benefit Eligibility

Percent Persons Less than 120% AMI: 66.13

Percent Persons Less than 80% AMI: 42.1

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: 2173

Residential Addresses Vacant 90 or more days (USPS, March 2010): 160

Residential Addresses NoStat (USPS, March 2010): 207

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: 366

Percent of Housing Units with a high cost mortgage between 2004 and 2007: 38.98

Percent of Housing Units 90 or more days delinquent or in foreclosure: 15.42

Number of Foreclosure Starts in past year: 36

Number of Housing Units Real Estate Owned July 2009 to June 2010: 9

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): 7

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): -23.7

Place (if place over 20,000) or county unemployment rate June 2005¹: 3.3

Place (if place over 20,000) or county unemployment rate June 2010¹: 10.1

¹Bureau 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

-82.638474 30.196624 -82.638302 30.189502 -82.637100 30.189354 -82.632122 30.189651 -82.632294
30.186683 -82.632294 30.185793 -82.615299 30.186386 -82.613411 30.137853 -82.604485 30.134587
-82.605515 30.147057 -82.609806 30.153588 -82.609978 30.170953 -82.592468 30.171250 -82.592640
30.178373 -82.613068 30.192321 -82.632980 30.196476

Blocks Comprising Target Neighborhood

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