

## **HARDEST HIT and PRINCIPAL REDUCTION      \$50,137**

The U.S. Treasury allocated funding to help pay the mortgages of qualified homeowners who are unemployed or underemployed through no fault of their own. This program, administered by Florida Housing Finance Corporation, aims to assist qualified Florida homeowners by providing mortgage assistance for up to 12 months (capped at \$24,000), or until the homeowner finds adequate employment to resume paying the mortgage, whichever comes first. Up to \$18,000 is also available to reinstate a delinquent first mortgage prior to payments being made. Or additionally, for a homeowner who is recovering from unemployment or underemployment, up to \$25,000 is available as a one-time payment to reinstate a delinquent first mortgage.

HHF assistance is paid directly to the loan servicer/lender for those homeowners deemed eligible to participate in the program....

### **2013 FEES FOR SERVICES PROVIDED**

#### **Hardest-Hit Applications**

There were 23 new requests for mortgage assistance by homeowners in Citrus County which were assigned to Housing Services. Each applicant was contacted for an application intake process and the files determined eligible for underwriting or deemed ineligible according to program guidelines.

#### **Funding**

A total of 22 families received assistance with their mortgage payments.

**\$117,798.84** was provided to bring delinquent accounts current and prevent foreclosure

**\$ 80,860.38** was provided to cover monthly mortgage payments

**\$198,659.22** total mortgage assistance paid on behalf of homeowners

**Principal Reduction Program (PR):** The Florida HHF-PR program was designed to provide up to \$50,000 to eligible homeowners who owe at least 125% more on their home than its current market value – commonly known as having a home that is “underwater”. Florida homeowners who had remained current on their mortgage were able to apply for this program. Funds are applied to reduce the principal balance of the first mortgage to reduce the loan-to-value (LTV) of the first mortgage to no less than 100%. The mortgage can then be recast (re-amortized) or refinanced to produce a lower monthly mortgage payment. This program became available on 9/25/2013 and is currently closed to new applicants....

### **2013 FEES FOR SERVICES PROVIDED**

#### **Principal Reduction Applicants Assigned to Citrus County - 39**

The files assigned to Housing Services are in the processing, underwriting, or closing stages.

# Citrus County Housing Services-Annual Report 2013

**(LIHEAP) Low Income Housing Energy Assistance Program**

**\$536,057**

**Period: 10/1/2012-09/30/2013**

LIHEAP helps low-income families with home heating and cooling costs. LIHEAP is funded by the U.S. Department of Health and Human Services through the Florida Department of Economic Opportunity, and has been established to help qualifying low-income homeowners and renters pay for a portion of their primary heating/cooling costs. LIHEAP is not designed to pay a household's total energy costs, but to provide supplemental assistance.

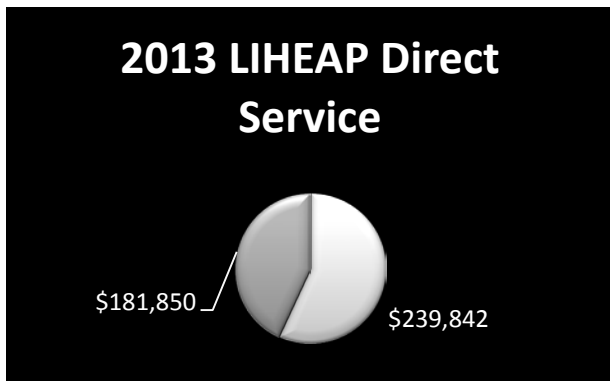
LOW-INCOME HOME ENERGY ASSISTANCE PROGRAM PAYMENT MATRIX										
HOME ENERGY BENEFITS AND POVERTY LEVELS										
BY HOUSEHOLD SIZE AND INCOME										
HOUSEHOLD INCOME IN DOLLARS PER YEAR										
NUMBER OF PEOPLE IN HOUSEHOLD	50% of Poverty or Less	Over 50% of Poverty but Less than 75%		At least 75% but no more than 100% Poverty		Over 100% but no more than 125% Poverty		Over 125% but no more than 150% Poverty		
	At or Below	Annual Income at Least but No Greater Than								
1	\$5,745	\$5,746	\$8,617	\$8,618	\$11,490	\$11,491	\$14,363	\$14,364	\$17,235	
2	\$7,755	\$7,756	\$11,632	\$11,633	\$15,510	\$15,511	\$19,388	\$19,389	\$23,265	
3	\$9,765	\$9,766	\$14,647	\$14,648	\$19,530	\$19,531	\$24,413	\$24,414	\$29,295	
4	\$11,775	\$11,776	\$17,662	\$17,663	\$23,550	\$23,551	\$29,438	\$29,439	\$35,325	
5	\$13,785	\$13,786	\$20,677	\$20,678	\$27,570	\$27,571	\$34,463	\$34,464	\$41,355	
6	\$15,795	\$15,796	\$23,692	\$23,693	\$31,590	\$31,591	\$39,488	\$39,489	\$47,385	
<b>LIHEAP HOME ENERGY</b>	<b>\$300</b>		<b>\$250</b>		<b>\$200</b>		<b>\$150</b>			

**2013 SERVICES PROVIDED IN THREE CATEGORIES:**

**Crisis Assistance-** Clients needing assistance with a past due bill, reconnection of power due to a shut off, or a deposit to establish power for a new account. \$ 234,960

**Regular Assistance-** Clients needing assistance with a current bill receive a fixed amount based of income. \$ 192,200

**Disaster/Weather Related funds-** Clients affected by severe weather or storm recognized as a disaster. No funding was used this year.



FY 2013 LIHEAP EXPENDITURES

CRISIS                    \$239,842

REGULAR                \$181,850

**\$421,692 spent on 1,227 clients.**

**NSP1 \$2,994,625**

**NSP3 \$1,005,084**

**Neighborhood Stabilization Program (NSP):** The Neighborhood Stabilization Program (NSP) was established for the purpose of stabilizing communities that have suffered from foreclosures and abandonment. Through the purchase and redevelopment of foreclosed and abandoned homes and residential properties, the goal of the program is being realized....

## **2013 SERVICES PROVIDED**

### **First Time Homebuyer Classes-4 Sessions, 147 participants**

Each HUD approved session covers subjects such as preparing your credit and finances, budgeting, finding a home, fair housing, home inspection, insurance and loan options. A variety of industry professionals present information and are available to answer questions.

### **Properties Purchased and Rehabilitated-1 Purchase, 11 Rehabilitations completed**

One foreclosure was purchased in the latter part of 2013 and will be rehabbed in 2014. 11 foreclosed properties were purchased in the latter part of 2012 and were rehabbed and listed for sale on MLS in 2013.

### **NSP Rentals Provided to Very Low Income Households-3 Households**

NSP must expend 25% of all funding on providing housing to very low income households; incomes equal to or below 50% of the Area Median Income (AMI).

### **NSP Home Sales-8**

8 NSP homes were sold to eligible households.

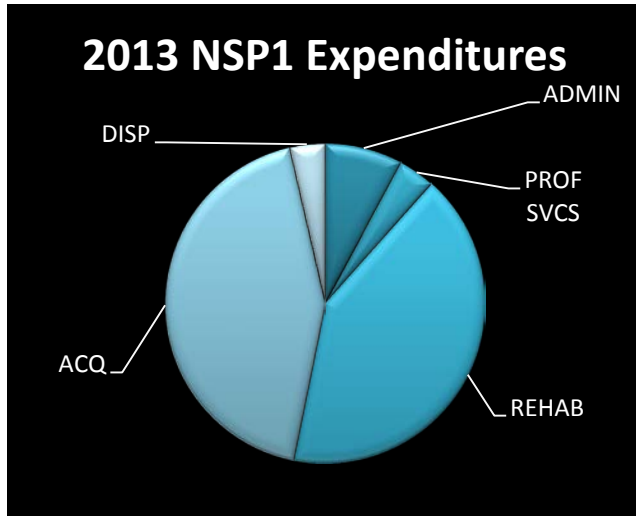
## **OVERALL PROGRAM ACCOMPLISHMENTS (October 6, 2009 – December 31, 2013)**

**First Time Homebuyer Classes-12 Sessions, 367 participants**

**Foreclosures Purchased and Rehabilitated-49 Homes**

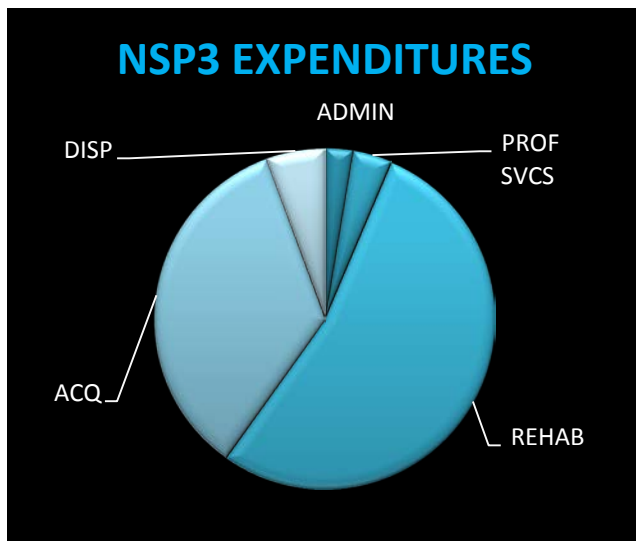
**NSP Rentals to Very Low Income Households-15 Households**

**NSP Home Sales-22 Homes Sold**



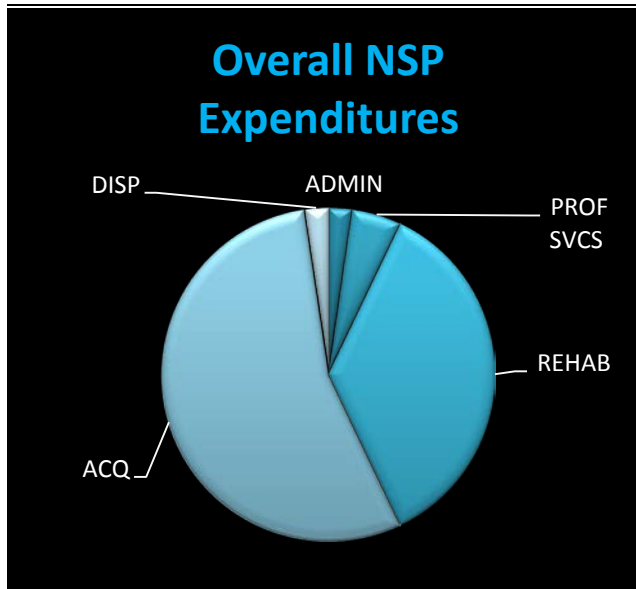
FY 2013 NSP1 EXPENDITURES

ADMIN	\$21,861.32
PROF SVCS	\$10,439.52
REHAB	\$115,784.99
ACQUISITION	\$120,375.15
DISPOSITON	\$10,034.31
TOTAL	\$278,498.29



FY 2013 NSP3 EXPENDITURES

ADMIN	\$14,519.09
PROF SVCS	\$20,939.32
REHAB	\$298,903.00
ACQUISITION	\$193,218.76
DISPOSITON	\$31,082.96
TOTAL	\$558,663.13



\*OVERALL PROGRAM EXPENDITURES

ADMIN	\$105,742.36
PROF SVCS	\$224,186.92
REHAB	\$1,676,569.02
ACQUISITION	\$2,553,110.47
DISPOSITON	\$109,888.13
TOTAL	\$4,669,496.90

\*October 2009 – December 2013

**Section 8 \$1,214,552**

**Housing Choice Voucher Program (Section 8):** Housing Services mission is to increase the quantity and quality of decent, safe and affordable housing stock for the County's moderate/low and very low income families.

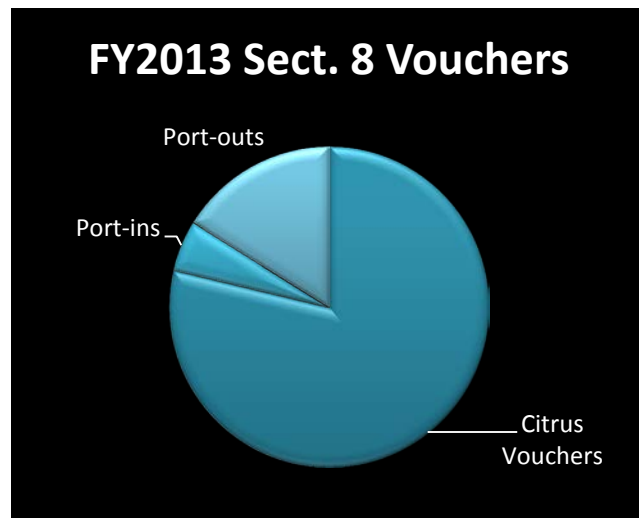
The Housing Choice Voucher (HCV) Program is more commonly known at the Section 8 program. The administration of the HCV program and the functions and responsibilities of the Public Housing Authority (PHA) staff shall be in compliance with the PHA's Personnel Policy, the Department of Housing and Urban Development's (HUD) Section 8 Regulations and all Federal, State and local Fair Housing Laws and Regulations.

**FY2013 SERVICES PROVIDED**

**Vouchers under lease as of Fiscal Year End 2013 – 184**

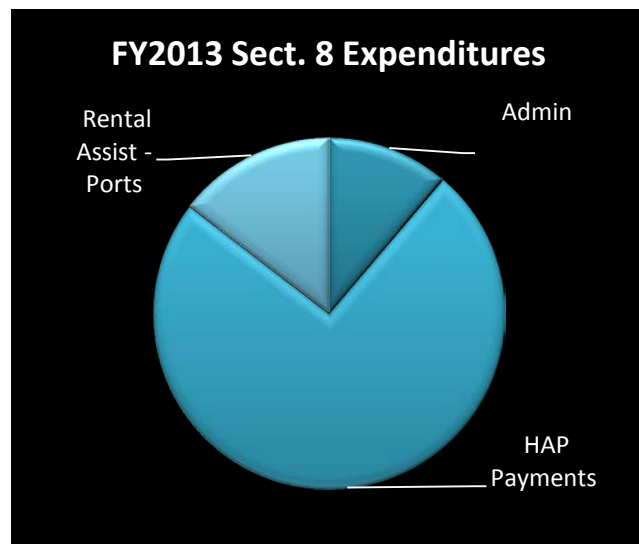
171 Citrus Vouchers                      13 Port-Out Vouchers                      41 Port-In Vouchers

147 on Waiting List: (Individuals applied, and are waiting for funding to become available)



FY2013 CITRUS COUNTY VOUCHERS

	<u>Average</u>	<u>Peak</u>
VOUCHERS	184	200
PORT-OUTS	10	13
PORT-INS	34	41
TOTAL	228	254



FY 2013 SECTION 8 EXPENDITURES

ADMIN	\$137,250.38
HAP PAYMENTS	\$911,099.76
HAP PORTABILITY	\$178,590.00
TOTAL	\$1,226,940.14

## **State Housing Initiatives Partnership (SHIP) Program**

**\$278,498**

**Local Housing Assistance Plan:** Creation of the plan is by the Citrus County Board of County Commissioners for the purpose of meeting the housing needs of the very low, low and moderate income households, to increase the quality and quantity of, expand production of and preserve affordable housing, to further the housing element of the local government comprehensive plan specific to affordable housing. Through the purchase, construction, repair or replacement of affordable housing of residential owner-occupied homes, the goal of the plan is being realized....

### **2013 SERVICES PROVIDED**

#### **Emergency Repair Program – 36 families received assistance**

The program provides home repair assistance for families facing acute emergencies. Eligible repairs include the repair or replacement of a hazardous, unsafe, or unsanitary well, septic system, or mitigation of an imminent electrical hazard, major roof or plumbing leak or to install or repair a non-functioning HVAC.

#### **Rehabilitation Repair Program – 1 family received assistance**

This program is available to qualified very low income households and provides rehabilitation repairs to correct serious structural and/or health and safety related issues. Eligible repairs may include but aren't limited to repair or provision for structural supports and foundations; electrical wiring; replacement of seriously deteriorated siding, porches, or stoops; alteration of the unit's interior or exterior to provide greater accessibility for any disabled family members.

#### **Utility Connection Program – 5 families received assistance**

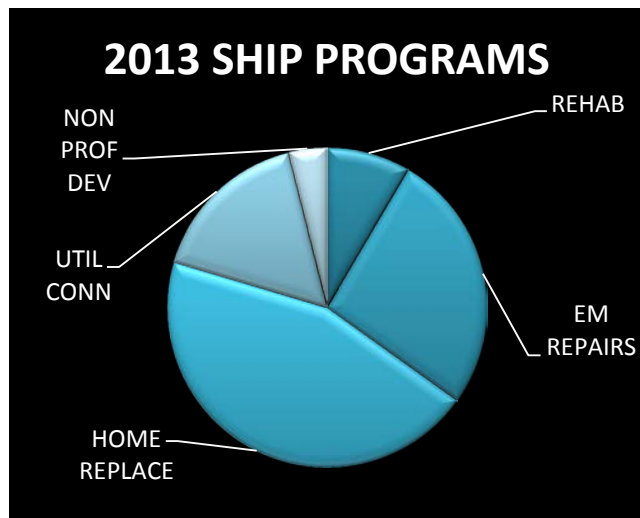
The purpose of this program is to avert or reduce any adverse effect on the affordability of existing homes to which water and sewer service is being extended as well as to provide a source of leveraging for other state and federal funding sources for expansion of water and sewer service. The Utility Connection Program is only used to pay permit, impact, and other fees necessary to connect eligible owner occupied residences to regional central water and/or sewer service, including the cost of installing water and sewer services lines from the residence to the water of sewer main.

#### **First Time Homebuyer Program – 1 family received assistance**

As funding is available the program was designed for eligible Citrus County first time homebuyers who do not have adequate resources needed for down payment and closing costs. Assistance is provided to make homes affordable provided the property meets minimum Housing Quality Standards as described by HUD.

#### **Not-for-Profit Developer Program – 2 families received assistance**

This program will assist with the construction or rehabilitation of homes sold by non-profit developers to eligible low income families. Funding is provided for development fees and to offset the cost of construction or rehabilitation of the housing unit.



FY 2013 SHIP PROGRAMS

REHAB	\$21,861.32
EMERGENCY REPAIR	\$10,439.52
HOME REPLACEMENT	\$115,784.99
UTILITY CONNECTION	\$120,375.15
NON PROFIT DEV	\$10,034.31
<b>TOTAL</b>	<b>\$278,498.29</b>

**Shelter Plus Care \$130,560**

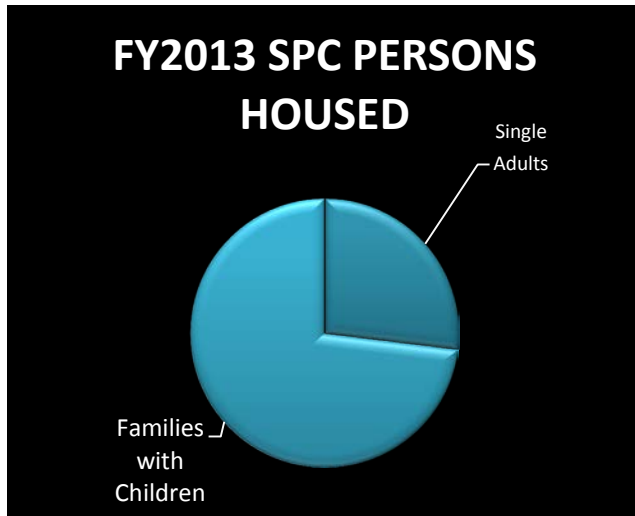
Housing Services mission is to increase the quantity and quality of decent, safe and affordable housing stock for the County's moderate/low and very low income families.

The Shelter Plus Care (SPC) program is one of the three Continuum of Care (CoC) Homeless Assistance programs administered by the U.S. Department of Housing and Urban Development. The purpose of this program is to provide rental assistance to homeless persons in conjunction with mental illness and/or substance abuse treatment. Supportive services are provided by community partners, including The Centers, Inc.

**FY2013 SERVICES PROVIDED**

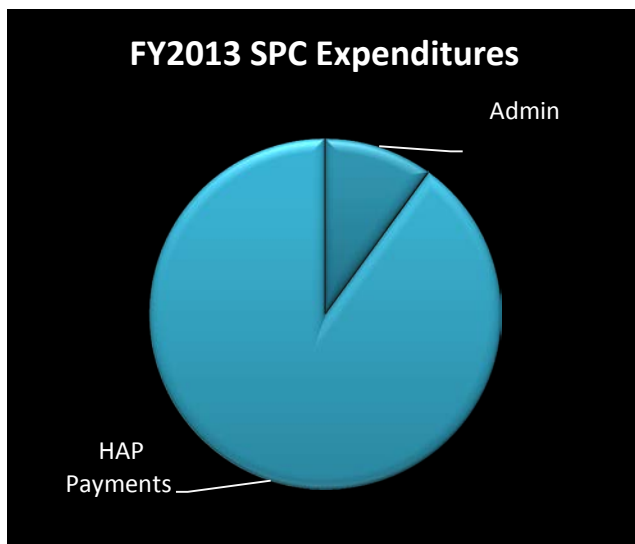
**Clients served as of Fiscal Year End 2013 - 12**

- 7 Unaccompanied Adults
- 19 Individuals in Households with Children



FY2013 SPC PERSONS HOUSED

UNACCOMPANIED ADULTS	7
HOUSEHOLDS W/2 or MORE	19
<b>TOTAL</b>	<b>26</b>



FY 2013 SPC EXPENDITURES

ADMIN	\$ 8,053.88
HAP PAYMENTS	\$72,543.19
<b>TOTAL</b>	<b>\$80,597.07</b>