



## HUMAN SERVICES AND COMMUNITY PARTNERSHIP

**DATE:** May 9, 2019

**TO:** Chairman Tom Lewis and the Housing Finance Authority of Leon County

**FROM:** Shington Lamy, Director of Human Services and Community Partnerships  
Matthew G. Wyman, Housing Services Manager

**SUBJECT:** County Staff Report for May 2019

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This County staff report is provided by the Leon County Division of Housing Services to the Housing Finance Authority of Leon County (HFA) for the May 9, 2019 HFA meeting. The report discusses status of the County Emergency Short-Term Housing Repair Program and makes formal budget requests for FY2020.

### Emergency Short-Term Housing Repair Program Overview & Performance

The County's Emergency Short-Term Housing Repair Program (Program) provides immediate assistance to low income homeowners in need of housing repair that poses a risk to the health and safety of the households and/or neighborhoods. Additionally, the Program is used to partner with other funding sources to promote a permanent solution most often using State Housing Initiatives Partnership (SHIP).

The HFA has been the primary source of funding for the Program providing \$30,000 annually. The Program serves households with income at or below 80% of the Area Median Income for Leon County. The maximum lifetime award is \$1,650 per eligible household.

As approved by the HFA in July 2018, the maximum award can be higher if an elderly person or a person with special needs resides in a mobile home. In this circumstance, the maximum award is \$7,500. This allows the County to provide a permanent repair since SHIP funding for mobile home projects are significantly restricted.

The assistance awarded by the Program funds are a grant not a loan. Therefore, no lien is placed on the property.

### *FY2019 Performance Summary*

The Emergency Short-Term Housing Repair Program is immensely successful. As reflected in Table 1, 60 repairs were conducted on 51 households in unincorporated Leon County through the Program in FY 2019. Some households received multiple tarps and/or septic system pump outs because either a permanent repair was infeasible or multiple, emergent repairs needed to be addressed. Table 1 also shows that leaking roofs and septic system malfunctions were the most often issues remedied. As the year to date (5/1/2019) expense indicates, the \$30,000 provided by the HFA this fiscal year is nearly exhausted.

<b>Table 1. Emergency Repairs, FY2019 Performance</b>		
<b>Total Expended as of 5/1/2019</b>		<b>\$ 29,616.00</b>
<u>Activity</u>	<u>Households</u>	<u>Quantity</u>
Tarp	23	27
Pump Out	19	24
Tree	2	2
HVAC Repair	2	2
Well Repair	2	2
Metal Roof Repair	1	1
Electric Repair	1	1
Soil Test	1	1
<b>TOTAL</b>	<b>51</b>	<b>60</b>

As the year to date (5/1/2019) expense indicates, the \$30,000 provided by the HFA this fiscal year is nearly exhausted.

Households that were not eligible to be assisted using SHIP received an average of over \$621 in short term emergency assistance. Many of the non-SHIP projects were permanent repairs in addition to a few short term solutions.

There were 21 households that were bridged from the Emergency Short-Term Housing Repair Program to the County's SHIP Program for permanent repair to their emergency needs. Approximately \$15,830 of Emergency Short-Term Housing Repair Program funding (HFA funding) was used on these 21 households. Over \$200,000 of primarily SHIP funds was spent to complete permanent repairs to those households. That equates to a return of \$12.51 for each dollar input by the HFA.

As previously mentioned, the funding provided by HFA for the Program for the current fiscal years is nearly exhausted. The demand for this program significantly outweighs available financial resources. There are currently six households seeking assistance through the Program with verified, emergent housing needs. However due to the lack of funding, Housing staff intends to refer them to partner organizations that may be able to assist until funding is available. Demand is expected to remain stable and may spike higher if our area experiences extreme weather.

### Fiscal Year 2020 Funding Requests

In accordance with the Interlocal Agreement between the County and HFA, the HFA will adopt an estimated budget for County-adopted programs and/or HFA-adopted programs by June 15 prior to the start of each fiscal year. **County staff is requesting that the HFA allocate \$53,000 for Fiscal Year 2020 to the Emergency Short-Term Housing Repair Program, Leon County Home Expo, and the Leon County 9/11 Day of Remembrance and Service.**

Table 2 provides a breakdown of the FY2020 funding request and comparison to the funding allocated by the HFA for FY 2019.

<b>Table 2. County Funding Request, FY2019 vs. FY2020</b>			
<u>Program</u>	<u>FY 2019</u>	<u>FY 2020</u>	<u>Diff%</u>
Emergency Short-Term Housing Repair Program	\$30,000	\$50,000	+67%
Leon County Home Expo	\$1,500	\$1,500	0%
9/11 Day of Remembrance and Service	\$1,500	\$1,500	0%
<b>Total</b>	<b>\$33,000</b>	<b>\$53,000</b>	<b>+61%</b>

*Emergency Short-Term Housing Repair Program*

As presented in the previous section of this memo, there is great demand for the Emergency Short-Term Housing Repair Program. Therefore, Housing staff is requesting a significant increase in funding from \$30,000 to \$50,000 for FY2020. Based upon performance in FY2019, an allocation of \$50,000 to the Program would create an expectation to serve approximately 80 households including bridging 33 households to a permanent repair funded via SHIP as well as perform 95 emergency short term repairs. The benefit of this program to the community is significant.

*Leon County Home Expo*

Historically, the HFA has been a financial sponsor of the Annual Home Expo which offers potential and existing homeowners down payment assistance information, minor home repair and home maintenance tips. The 2019 Home Expo was held on Saturday, April 13, 2019. Approximately 150 residents participated in this year's event. The Home Expo experience a 35% increase in attendance over the 2018 event. The HFA provided \$1,500 which assisted with promotion and advertising activities. County staff is requesting the same level of funding for FY2020. The next Home Expo will be held in spring 2020.

*9/11 Day of Remembrance and Service*

The County's 9/11 Day of Remembrance and Service event is held annually to help revitalize an area neighborhood. County staff, community partners and volunteers provide minor home rehabilitation and landscape projects to residents in commemoration of the spirit of community displayed following the tragic events of September 11, 2001. Each year, the 9/11 Day of Remembrance and Service is held on the third Thursday in the month of August. The next event will be held on Thursday, August 22, 2019. The neighborhood has not yet been selected. The HFA has already allocated funding for this year's event. County staff is requesting the same level of funding for FY2020.