

Handout -
PM Susana
8/28/15

Jacksonville Foreclosure Registry Analysis

Total Paid Registrations

Detail	Paid Cases (Transfers)	Properties	Deregistered
2010	590	590	335
2011	9,122	9,119	1,102
2012	10,003	9,626	1,172
2013	9,612	6,723	4,045
2014	7,510	5,787	447
2015	5,819	3,241	299
Total	42,656	35,086	7,400

Important data points for forecasting # of registrations / budget for fiscal year 2015/2016:

- **August Registrations** - Since enabling renewals in early August, CChampions has collected ~2,400 registrations in August, this is compared to ~550 in July (about a 5x increase)
- **Non-Compliant Registrations (~8k)** - CChampions is tracking ~8k registrations that are non-compliant and are ready for enforcement. Note: about half of these registrations are on properties that are no longer in foreclosure (aka "Delinquent Registrations")
- **Renewed in August (~18)** - CChampions is tracking ~18k non-compliant renewal registrations and is in the process of reviewing each of these renewals to determine how many are still in foreclosure and require renewal registration. It is estimated that as few as 30% and as many as 80% of these renewals may still be in foreclosure, we won't know until completing our review.
- **Paid Registrations (4,700)** - CChampions is tracking ~4,700 paid registrations that, if these properties stay in foreclosure, will renew sometime in the next 12 months.
- **New foreclosures LP filings (estimate at 4k to 5k)** - CChampions tracked 415 LPs in July of 2015. It is estimated that there will be ~4k to ~5k new foreclosures over the next 12 months. Note: (In July, the number of properties that received a foreclosure filing in Jacksonville, FL was 41% higher than the previous month and 141% higher than the same time last year.)

All of the above variables must be considered when forecasting how many registrations will be paid over the next 12 months. Other factors like market trends will affect this forecast. With the improved amended ordinance and a more collaborative and aggressive enforcement model it is estimated that over the next 12 months CChampions will collect between 10k and 20k paid registrations delivering between \$1 and \$3 million dollars in remittance to the City of Jacksonville.

Other questions:

- **How would annual registrations be collected? There will be a notification 30 days prior to renewal, on renewal and then 30 days after. If the RP does not register the property, then CChampions will review the registration to confirm there is still and active obligation to register. If the obligation is confirmed but the registration is still not paid then the City of Jacksonville will begin formal enforcement processes.**
- **Does CChampions know about registrations 2 years ago and does CChampions know if the property is still vacant? The answer is yes CChampions has a history of all registrations and what the registered occupancy status was as submitted by the registrant. However, the property is not required to be vacant to be registered so just because it was registered would not mean it is or was vacant. Also, the quality of that 2-year-old data is highly suspect, hence why renewals are so important.**

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Housing and Community Development Division
Chapter 179 Registry

Cash Available for Appropriation (08/27/2015)	\$	1,750,000.00	\$ (1,767,306.41)
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Strategy 1 - Direct Impact Properties on the Foreclosure Registry (30% Minimum)
\$ 525,000.00 Minimum

- Foreclosure Intervention - Provides direct cash assistance up to \$8,500 to individuals and
 - ▶ families who are in default or facing possible foreclosure action that meet the eligibility criterion.
- Foreclosure Mediation - Provides consumer credit counseling and mediation services to eligible homeowners to prevent foreclosure actions through possible loan modification and/or other variable resolutions, including legal services not related to foreclosure litigation.
 - ▶
- Education brochures, including the creation, production and distribution of informational
 - ▶ materials to assist with foreclosure prevention and foreclosure intervention. Promote the education and advertisement of the accomplishments of the vacant registry initiative.

Strategy 2 - Neighborhood Development (40% Minimum)
\$ 700,000.00 Minimum

- Provide resources for community revitalization efforts such as mowing, board-up,
 - ▶ demolition and other ancillary rehabilitation improvements of blighted private properties on or in proximity to homes on the foreclosure registry.
- Provide gap or construction financing to non-profit developers for the acquisition,
 - ▶ rehabilitation and sale of vacant and/or REO homes in which the total development costs exceed the appraised value of the homes.
 - ▶ Batch Foreclosure
 - ▶ Administrative Funds to support staffing needs related to administering the Foreclosure Registry's programs.

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Strategy 3 - Community Development, Outreach & Education (20% Maximum)
\$ **350,000.00** Maximum

Neighborhood Matching Grants - Communities in neighborhoods with high foreclosure rates/blight could apply for funds up to \$5,000 for physical improvements in their communities. The funds awarded would be linked to what the neighborhoods could match in funds, donations and/or sweat equity. Some of the possible uses could be 1) clean up

- ▶ graffiti, 2) repair and install new fencing, 3) replace or develop neighborhood identification or entrance signs, 4) community gardens, and 5) painting/landscaping of pre-selected homes in areas surrounding the properties on the vacant registry.

CommUniverCity - The CommUniverCity was a multi-week leadership training course that was offered to potential community leaders citywide. The goal of CommUniverCity was to

- ▶ teach skills that would establish and maintain successful neighborhood organizations.

Communication/Educational Tools - Create and develop communication and educational tools for outreach activities that can be citywide and/or in neighborhoods with high foreclosure rates which include, but are not limited to neighborhood forums,

- ▶ foreclosure/housing educational fairs, a citywide newsletter (email and/or printed publication), newspaper advertisements, flyers and other promotional activities to inform residents of upcoming meetings and events in their community.

Contingency (10% Maximum)
\$ **175,000.00** Maximum

- ▶ Can be appropriated to a Strategy 1 or Strategy 2 funding need or carried-forward to fund balance.

City of Jacksonville
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 Chapter 179 Registry Revision Proposed Deployment Schedule

	<u>June 2015</u>	<u>July 2015</u>	<u>August 2015</u>	<u>September 2015</u>	<u>October 2015</u>	<u>November 2015</u>	<u>December 2015</u>
Ordinance 2015-340-E Enacted	★						
Amendment of Existing Vendor Contract							
PSEC Approval		■					
Amendment Preparation and Execution		■					
Ordinance Change Letter to Registrants		■					
Preparation and Mailing of Renewal Notices		■	■				
Renewal Notice Process			■	■			
2015-2016 Vendor Selection							
PSEC RFP Approval			■				
Advertisement Period			■	■			
RFP Response Due Date				★			
Rating and Ranking				■			
Award Recommendation				■			
Contract Preparation and Execution				■			
2015-2016 Project Selection							
N.I.C.E. Committee / Sub-Committee(s)				■			
Appropriations Process Begins				■	■	■	
RFP Development				■	■		
Advertisement Period					■	■	
Rating and Ranking						■	■
Contract Preparation and Execution							■