

**FIRST AMENDMENT TO THE SUBRECIPIENT AGREEMENT FOR
A HOMEOWNER PURCHASE-REHAB PROGRAM**

THIS AMENDMENT is made and entered into this _____ day of _____, 2005 and between THE CITY OF GAINESVILLE, FLORIDA, a municipal corporation (hereinafter referred to as "CITY"), and Central Florida Community Action Agency, Inc , (hereinafter referred to as "PROVIDER").

WHEREAS, the CITY and PROVIDER have previously entered into an agreement for a HOME-funded homeowner purchase-rehab program dated October 8, 2004, and

WHEREAS Section 22 of said agreement allows the CITY and PROVIDER to make changes to said agreement; and

WHEREAS, the CITY and PROVIDER desire to amend the Scope and Schedule of Services and Budget contained in the aforementioned agreement.

NOW, THEREFORE, the parties hereto agree to amend Attachment 1 – Scope and Schedule of Services and Attachment 2 – Agreement Budget, as shown in the attachments to this Amendment:

This Amendment, when executed, together with the original agreement, constitute the entire agreement between the parties.

WITNESS: CENTRAL FLORIDA COMMUNITY ACTION AGENCY, INC.

Title: _____

Title: _____

WITNESS: CITY OF GAINESVILLE:

Title: _____

City Manager

Attachment 1

Amended Scope and Schedule of Services
Provider: CENTRAL FLORIDA COMMUNITY ACTION AGENCY, INC.,
(CFCAA)

October 1, 2004 through September 30, 2005

During the term of this Agreement, Central Florida Community Action Agency, Inc. (CFCAA), will undertake the activities described below in order to preserve and expand the supply of decent, safe, sanitary and affordable housing in Gainesville:

Acquisition, Rehabilitation and Down Payment Assistance for New or Existing Housing for First-Time Homebuyers:

In this role as project sponsor, the CFCAA will:

1. Identify and qualify two to four low-income families, who may be homeless or living in assisted housing, and provide case management assistance to prepare these families to become first-time homebuyers.

Starting date: 10/01/04 Completion date: 3/31/05

2. Evaluate and select homes from local lists of properties, including HUD, and other sources to acquire properties at or below market purchase prices, which are suitable to match the needs of the families who will purchase them.

Starting date: 10/01/04 Completion date: 3/31/05

3. Secure commitments from other funding sources, including but not limited to, SHIP, donations, lending institutions, contractors, and other funding sources, to complete the rehabilitation or construction of each home. HOME grant funds under this agreement will be used for purchasing housing units, vacant lots and new construction projects. Program income and proceeds from sale of housing units may be used for downpayment assistance to assist eligible first-time buyers with home purchases. These activities will be matched with other non-federal funds.

Starting date: 10/01/04 Completion date: 6/30/05

4. Provide downpayment assistance if available, complete construction and/or rehabilitation work, secure permanent financing, perform closing(s), and convey homes to the qualified homebuyers in accordance with HOME Program guidelines.

Starting date: 1/1/05 Completion date: 9/30/05

NOTE: The total units to be completed under this activity are two (2) to four (4).

Attachment 1

Amended Agreement Budget
Provider: CENTRAL FLORIDA COMMUNITY ACTION AGENCY, INC.,
(CFCAA)

October 1, 2004 through September 30, 2005

| <u>REVENUES:</u> | <u>ORIGINAL</u> | <u>AMENDED</u> |
|----------------------------|------------------|-------------------|
| CITY OF GAINESVILLE – HOME | \$ 79,000 | \$ 163,207 |
| TOTAL REVENUES | \$ 79,000 | \$ 163,207 |

EXPENDITURES:

| <u>PROGRAM EXPENSES:</u> | | |
|---|------------------|-------------------|
| PURCHASE/DOWNPAYMENT | \$ 55,000 | \$ 115,887 |
| REHAB – CONTRACT LABOR & BUILDING MATERIALS | 15,000 | 31,000 |
| | | |
| <u>OPERATING EXPENSES:</u> | | |
| CHDO OPERATING COSTS (Indirect Costs*) | <u>9,000</u> | <u>16,320</u> |
| | | |
| TOTAL EXPENDITURES | \$ 79,000 | \$ 163,207 |

(*Indirect costs include, but are not limited to, rent, utilities, office maintenance, office supplies, insurance, equipment lease, telephone, audit, printing, postage, storage, computer maintenance, and salaries)

Cash Match Sources

| <u>Source</u> | <u>Original</u> | <u>Amended</u> |
|---|-----------------|------------------|
| Weatherization Program (WAP) | \$ 4,938 | \$ 9,180 |
| Weatherization Low-Income Emergency Assistance Program (WAP-LIHEAP) | <u>\$ 4,938</u> | <u>\$ 9,180</u> |
| Total Match 12.5% | \$ 9,876 | \$ 18,360 |