

Grantee: Seminole County, FL

Grant: B-11-UN-12-0018

January 1, 2013 thru March 31, 2013 Performance Report



Grant Number:

B-11-UN-12-0018

Obligation Date:**Award Date:****Grantee Name:**

Seminole County, FL

Contract End Date:**Review by HUD:**

Submitted - Await for Review

Grant Amount:

\$3,995,178.00

Grant Status:

Active

QPR Contact:

Carmen Stokes Hall

Estimated P/RL Funds:

\$0.00

Total Budget:

\$3,995,178.00

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

Activity

Budget

Purchase, Rehabilitate, and Rent, Resale or Resale under a Lease-Purchase Agreement

\$3,595,661

Planning and Administration

\$399,517

Total

\$3,995,178

How Fund Use Addresses Market Conditions:

In order to identify the geographic areas both with the greatest need and with the highest potential for impact within the county, HUD foreclosure and vacancy related data was obtained and broken down by city and neighborhood. Neighborhoods (Census Tract subsets) with high calculated HUD NSP3 Foreclosure Need Scores were identified. Areas with a HUD NSP3 Foreclosure Need Score of 17 to 20 were reviewed by Community Development Division staff in order to gauge the composition and conditions of the homes in the areas, and MLS listings were used to identify the amount of housing units for sale with a focus on REO properties. The MyFloridahomesMLS.com web-site was also used to determine an approximate number and price of homes for sale.

To continue to provide impact to Seminole County and respond to the increased activity in the real estate market, additional vicinities have been identified to meet the estimated acquisition goals stated herein.

Based on the previously approved Action Plan, CD Staff utilized criteria to identify additional vicinities for resale which gave considerable consideration to areas with greater marketability and demand to increase the chance of success during resale of the units. Staff also considered areas that may not be typically accessible by families eligible to participate in NSP3. Several factors were used which included the number of housing units available for acquisition, access to public facilities and transportation, proximity to schools and their associated rankings, age of homes in the area, crime statistics, and input from citizens on the NSP waiting list and during NSP seminars held in the community.

Seminole County NSP policies also contributed to the final selected vicinity which prevents acquisition of mobile home units, and condominium units. Staff compared vicinities with NSP3 foreclosure need scores of 18 and 19 and REO inventory available for acquisition.

Staff determined the census tract that contains newer housing stock and enough available inventory to meet County acquisition goals is 21401, 21404, and 21608. These tracts are located in a safe, desirable area within close proximity to public services, A-rated school districts, and shopping. The selected vicinities contain REO properties that are more desirable for acquiring and stabilizing the surrounding neighborhoods.

After allowing for Planning and Administrative activity funding, a little under \$3.6 million will be available for NSP3 target area projects or approximately \$150,000 per completed unit. Based on the County's estimates, an average of \$150,000 is a sufficient amount to acquire, rehabilitate, and resell/rent each of the units. The County is estimating that it will be able to acquire, rehabilitate, and redevelop between 25 and 30 units with the \$3,595,661 NSP3 Grant. Through the research highlighted above, Seminole County will designate the following as NSP3 target areas:

Current Approved Areas

- The Sterling Meadows vicinity area (21100).
- The Alafaya Woods vicinity area (21311, 21309).



- The Deer Run area (22106, 22105, 22104)
Additional Target Areas(Resale)
- Winter Springs vicinity (21401, 21404)
- Sanlando vicinity (21608, 21901)

The target areas selected were added to the original target areas to combat market conditions which decreased the amount of units available for acquisition. These include increasing sales prices, banks unwillingness to accept conditions of the purchase contracts and NSP requirements, as well as being outbid when placing offers on properties. In addition, these target areas contain REO properties which have shorter acquisition times. The additional locations continue to be in desirable areas and contain typically larger housing units at varying price points that can be sold to low, moderate, and middle income households. This will allow LMMI households to afford and reside in an area that may otherwise be inaccessible due to housing prices.

Ensuring Continued Affordability:

For homebuyers that receive first mortgage financing from Habitat for Humanity, Resale Restrictions will be utilized. A 20-year Restrictive Use Covenant will be imposed to require resale to a LMMI purchaser. This Covenant will ensure that the unit is only owner occupied by LMMI households throughout the 20-year affordability period.

For homebuyers that receive first mortgage financing from any other lender and do not participate in the volunteer work and other requirements of Habitat, Recapture will be the affordability mechanism. A note and mortgage will be executed between the County and the homebuyer to ensure that if the property is sold during the 20-year affordability period, the amount of NSP assistance will be recaptured at resale of the unit.

Resale Restrictions will be used for all NSP units sold for rental rather than for homeownership. Restrictive Use Covenants will be imposed to ensure that all renters of NSP rental housing will be Low, Moderate, or Middle Income upon initial occupancy for a period of 20 years, including certain units set aside only for Low Income tenants.

Definition of Blighted Structure:

A &ldquoblighted structure&rdquo is one which exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and/or public welfare.

Definition of Affordable Rents:

Units will be set-aside for low income, moderate income, and middle income households, and rents shall be in an amount equal to 65%, 80%, and 100% respectively of Fair Market Rent (FMR), as posted on www.HUD.gov, less the current, appropriate, and respective Utility Allowance, as established by the Seminole County Housing Authority.

Housing Rehabilitation/New Construction Standards:

The County&rsquos NSP Housing Rehabilitation Standards will be used (available online at http://www.seminolecountyfl.gov/comsrvs/NSP3/NSPDocuments_Reports.aspx). All gut rehabilitation and new construction will meet the standard for Energy Star Qualified New Homes and the American Society of Heating , Refrigerating , and Air-Conditioning Engineers Standard 90.1-2004, Appendix G plus 20%. All other rehabilitation will meet these standards to the extent applicable to the rehabilitation work undertaken, e.g. replace older obsolete products and appliances with Energy Star-46 labeled products. Water efficient toilets, showers, and faucets, such as those with the WaterSense label, will be installed when replaced. Where applicable, housing units will be improved to mitigate the impact of disasters (e.g., earthquake, hurricane, flooding, fires).

Vicinity Hiring:

To the maximum extent feasible, developers, contractors, and/or subrecipients used to implement the NSP3 activities will be located within the three selected target areas. In addition, to the maximum extent feasible, developers, contractors, and/or subrecipients will hire employees and small businesses located in the selected target area.

Procedures for Preferences for Affordable Rental Dev.:

Under all circumstances, rents for units dedicated to low income tenants will not exceed 65% of the established and current Fair Market Rent (FMR), as posted on www.hud.gov, less the current, appropriate, and respective Utility Allowance, as established by the respective jurisdictional housing authority.

Grantee Contact Information:

NSP3 Program Administrator Contact Information
 Name (Last, First)
 Wallace, Reginald
 Email Address
 rwallace@seminolecountyfl.gov
 Phone Number
 407-665-2377
 Mailing Address
 534 W. Lake Mary Blvd. Sanford, FL 32773



Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$3,995,178.00
Total Budget	\$0.00	\$3,995,178.00
Total Obligated	\$235,468.92	\$2,444,471.70
Total Funds Drawdown	\$935,840.22	\$2,089,501.15
Program Funds Drawdown	\$935,840.22	\$2,089,501.15
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$935,840.22	\$2,089,501.15
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$599,276.70	\$0.00
Limit on Admin/Planning	\$399,517.80	\$103,263.89
Limit on State Admin	\$0.00	\$103,263.89

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$399,517.80	\$399,517.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$998,794.50	\$1,100,000.00

Overall Progress Narrative:

Seminole County and partners have identified and closed on seven units for rehabilitation under Acquisition/Rehabilitate/Resale or Rent. Rehabilitation has begun on two units and is expected to begin on the remaining homes during the next quarter. In addition, a partner has identified and is anticipated to acquire on two more units during the next quarter under Acquisition/Rehabilitate/Resale or Rent.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00



NSP3-001, Acquisition, Rehab, Rent, or Resale	\$918,027.25	\$3,595,661.00	\$1,986,237.26
NSP3-003, Planning and Administration	\$17,812.97	\$399,517.00	\$103,263.89



Activities

Grantee Activity Number:	NSP3-001-01
Activity Title:	Acquisition, Rehabilitate, Resale or Rent

Activity Category:

Acquisition - general

Project Number:

NSP3-001

Projected Start Date:

04/15/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition, Rehab, Rent, or Resale

Projected End Date:

04/15/2014

Completed Activity Actual End Date:

Responsible Organization:

Seminole County

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$2,495,661.00
Total Budget	\$0.00	\$2,495,661.00
Total Obligated	(\$88,557.96)	\$1,720,927.82
Total Funds Drawdown	\$594,000.37	\$1,662,210.38
Program Funds Drawdown	\$594,000.37	\$1,662,210.38
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$594,000.37	\$1,662,210.38
Seminole County	\$594,000.37	\$1,662,210.38
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition

In this activity, housing units will be acquired for the benefit of LMMH homebuyers under the traditional purchase method, under the acquisition and rehabilitation method, under a lease-purchase agreement, or as long term rentals serving LMMH households.

The traditional purchase method will be utilized when low, moderate, and middle income households are assisted to obtain homeownership. The units selected must not require rehabilitation as determined by a State certified home inspector's report. The housing units will be purchased for LMMH homebuyers at a price which is affordable to the homebuyer.

The acquisition and rehabilitation method will be utilized when eligible income households select a unit that requires rehabilitation as determined by a State certified home inspector's report. The homebuyer will be partnered with a County approved agency that will be selected as explained below. The rehabilitation will take place prior to resale, or within 90-days of acquisition with approval. Any rebates realized from any rehabilitation or improvements will be deducted from the rehabilitation costs. Following rehabilitation, all housing units must meet or exceed all local building codes. It may be that some foreclosed housing units will be purchased prior to identifying a homebuyer. In this case, County staff will work with the agency to select housing units that, when rehabilitated, are more likely to sell or rent quickly.

The lease-purchase agreement method will be utilized when; low, moderate, and middle income households are assisted to obtain homeownership when the household's credit score is at least 90% of the credit score required by the mortgage lender. Until such time as the applicant is ready to assume ownership of the property, the monthly lease cost of each unit will be that amount which the applicant would pay each month in principal, interest, taxes, and insurance had the applicant purchased the home at the time of the lease-purchase agreement, based on their income (i.e., affordable to the household). The lease-purchase agreement portion of this activity will be targeted at those households whose credit score is at least 90% of the credit



score required by the mortgage lender and who, in the mortgage lender's professional opinion and with adequate homeownership counseling, will be able to qualify for first mortgage financing within 18 months. Housing units not purchased within 36 months of acquisition will be converted to long-term rental units under this activity, and may be donated to approved non-profit organizations.

The long term rental method will be utilized with the following approaches; properties purchased through the acquisition and rehabilitation method which are not sold to a qualified LMMH household within 90-days of rehabilitation completion, housing units not purchased within 36 months of acquisition under the lease-purchase method, and properties acquired which may be better suited for rental use due to configuration, size, and similar criteria. These properties will be donated to a County approved non-profit organization which will provide property management services and remit excess income from each unit to the County as Program Income during the twenty year affordability period as discussed under the Long Term Affordability section.

Rehabilitation

In order to be coordinate the activities, a Request for Proposals (RFP) covering each of the target areas was issued in February, 2012. Proposals were accepted and reviewed by appropriate County staff. Two Developers were awarded to acquire, rehabilitate, and resell housing units for the NSP3 program.

Seminole County also contracted with Habitat for Humanity in Seminole County and Greater Apopka, FL, Inc., apart from the RFP process. This will allow Habitat to purchase, rehabilitate, and resell eligible housing units for eligible homebuyers, without having to compete with other nonprofit and for-profit agencies.

To the maximum extent feasible, developers, contractors, and subcontractors used to implement the NSP3 activities will be located within the selected target areas. In addition, to the maximum extent feasible, developers, contractors, and/or subrecipients will hire employees and small businesses located in the selected target areas.

Each respective agency will work with County approved prospective homebuyers to locate appropriate housing units from the NSP Target Areas. The rehabilitation will take place prior to resale, or within 90-days of acquisition with approval. Should a prospective homebuyer select a home that does not require rehabilitation per the inspection, the homebuyer will not be required to work with an awarded agency. All selected units must be County approved and meet the NSP requirements before the agency or prospective homebuyer purchases the unit.

Sales

All housing units acquired and rehabilitated through this program will be provided to households at or below 120% of the AMI. To enable affordability, financial assistance may be provided to the homeowner. The funding may reduce interest rates, mortgage principal amounts, provide a second mortgage as a deferred payment 0% interest loan, and/or pay the purchaser's reasonable closing costs. Homebuyer counseling will be required before the sale to the homebuyer. All parties on the deed will be required to have a minimum of 8 hours of homebuyer counseling from a HUD-approved housing counseling agency prior to obtaining a mortgage loan. All loans must be at a fixed rate not to exceed a term of forty (40) years. The price of the home after rehabilitation will be the lower of the appraised value or total development costs. When the homebuyer receives financing from the County in the form of a second mortgage, there will be a required affordability period of twenty years. During the affordability period, \$40,000 of each 0% deferred payment loan, or the entire loan amount if it is less than or equal to \$40,000, will be forgiven at the end of ten years. The Note and Mortgage will ensure that, if the home is sold during the affordability period, the total amount of assistance will be recaptured at the sale. If a property is unable to be sold, it may be converted to rental unit. A twenty-year Restrictive Use Covenant will be imposed on each converted rental unit to guarantee long term affordability and continued occupancy by income eligible households.

For homebuyers that are partners with Habitat for Humanity, no financing from the County in the form of a second mortgage will be provided; however, Habitat for Humanity will be required to provide a zero interest mortgage that is affordable to the homeowner. The affordability period will be upheld by a twenty-year Restrictive Use Covenant that will be imposed on the property to ensure resale for future home owner occupancy by LMMH.

All program income generated by resale or rental will be used to continue approved NSP3 activities until funds are depleted. All units will be purchased at least 1% below the current market appraised value.

No displacement of households will take place. Only vacant, foreclosed, and/or abandoned units will be acquired for use in NSP3.

Location Description:

- The Sterling Meadows vicinity area (21100).
- The Alafaya Woods vicinity area (21311, 21309).
- The Deer Run area (22106, 22105, 22104)
- Winter Springs vicinity (21401, 21404)
- Sanlando vicinity (21608, 21901)

Activity Progress Narrative:

Seminole County and partners have identified and closed on seven units for reahbilitation under Acquisition/Rehabilitate/Resale or Rent. Rehabilitation has begun on two units and is expected to begin on the remainig homes during the next quarter. In addition, a partner has identified and is anticipated to acquire on two more units during the next quarter under



Acquisition/Rehabilitate/Resale or Rent.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
		Total		Total
# of Properties		0		3/18

	This Report Period		Cumulative Actual Total / Expected	
		Total		Total
# of Housing Units		0		3/18
# of Singlefamily Units		0		3/18

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	2/9	3/18	66.67
# Owner Households	0	0	0	0/0	2/9	3/18	66.67

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	NSP3-001-02
Activity Title:	Acquisition, Rehabilitation, Resale or Rent LH

Activity Category:

Acquisition - general

Project Number:

NSP3-001

Projected Start Date:

10/23/2012

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition, Rehab, Rent, or Resale

Projected End Date:

04/15/2014

Completed Activity Actual End Date:

Responsible Organization:

Seminole County

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,100,000.00
Total Budget	\$0.00	\$1,100,000.00
Total Obligated	\$324,026.88	\$324,026.88
Total Funds Drawdown	\$324,026.88	\$324,026.88
Program Funds Drawdown	\$324,026.88	\$324,026.88
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$324,026.88	\$324,026.88
Seminole County	\$324,026.88	\$324,026.88
Match Contributed	\$0.00	\$0.00

Activity Description:

In this activity, housing units will be acquired for the benefit of low-income households under the traditional purchase method, under the acquisition and rehabilitation method, under a lease-purchase agreement, or as long term rentals.

Location Description:

Current Approved Areas

- The Sterling Meadows vicinity area (21100).
- The Alafaya Woods vicinity area (21311, 21309).
- The Deer Run area (22106, 22105, 22104)
- Winter Springs vicinity (21401, 21404)
- Sanlando vicinity (21608, 21901)

Activity Progress Narrative:

The County is identifying pending acquisitions to resale or rent to LOW income households.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/7



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/7
# of Singlefamily Units	0	0/7

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/7	0/0	0/7	0
# Owner Households	0	0	0	0/1	0/0	0/1	0
# Renter Households	0	0	0	0/6	0/0	0/6	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: NSP3-003-01

Activity Title: Planning and Administration

Activity Category:

Administration

Project Number:

NSP3-003

Projected Start Date:

03/01/2011

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Planning and Administration

Projected End Date:

04/15/2014

Completed Activity Actual End Date:

Responsible Organization:

Seminole County

Overall

	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$399,517.00
Total Budget	\$0.00	\$399,517.00
Total Obligated	\$0.00	\$399,517.00
Total Funds Drawdown	\$17,812.97	\$103,263.89
Program Funds Drawdown	\$17,812.97	\$103,263.89
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$17,812.97	\$103,263.89
Seminole County	\$17,812.97	\$103,263.89
Match Contributed	\$0.00	\$0.00

Activity Description:

NSP funds will be used to pay reasonable program administration costs related to the planning and execution of the activities listed above. This includes costs related to staffing for overall program management, coordination, monitoring, reporting, and other eligible charges.

Location Description:

N/A

Activity Progress Narrative:

The activity funds NSP related staff costs and other program administration.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.



Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

