

Jan 1, 2011 thru Mar 31, 2011 Performance Report

Grant Number:
B-08-UN-12-0018

Obligation Date:

Grantee Name:
Seminole County, FL

Award Date:

Grant Amount:
\$7,019,514.00

Contract End Date:

Grant Status:
Active

Reviewed By HUD:
Submitted - Await for Review

QPR Contact:
Leo Luttig

Disasters: Declaration Number

NSP

Areas of Greatest Need:

Based on foreclosure data, the County will initially target the following target areas:

Sanford

Longwood-Winter Springs- Casselberry

Altamonte Area

Winter Park

Acquisition of condos will be avoided as these are not feasible for resale to low income purchasers.

Distribution and Uses of Funds:

Proposed activities will include acquisition/rehab and resale and financing mechanisms. Low income targeting will be addressed through acquisition/rehab and rental of foreclosed properties.

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Overall

	This Report Period	To Date
Total Projected Budget from All Sources	N/A	7,019,514
Total CDBG Program Funds Budgeted	N/A	7,019,514
Program Funds Drawdown	0	5,106,923.64
Program Funds Obligated	-310,476.04	6,003,698.67
Program Funds Expended	0	5,106,923.64
Match Contributed	0	0
Program Income Received	362,552.04	1,299,082.73
Program Income Drawdown	451,721.48	1,264,950.74

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected):		0%
Overall Benefit Percentage (Actual):		0%
Minimum Non-Federal Match	0	0
Limit on Public Services	1,052,927.1	0
Limit on Admin/Planning	701,951.4	322,804.25
Limit on State Admin	0	0

Progress Toward Activity Type Targets

Activity Type	Target	Actual
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Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	1,754,878.5	3,366,115.77

Overall Progress Narrative:

The financing mechanism did not experience the demand we had anticipated. All but \$130,000 of the funds initially allocated to the financing mechanism activity have been moved to the acquisition/rehab for rental activity.

The acquisition/rehab/resale activity vendors have been successful in recruiting potential clients for the program; however, some of the applicants have experienced some difficulties in obtaining credit. Most of the clients credit problems were able to be solved within a minimal amount of time. Two of the clients were not able to solve their credit issues prior to the end of the developer's contract term and were not be able to continue with the process. These two homes out of the 25 homes that were acquired for eventual resale to income qualified applicants will be transferred to the rental activity.

Funds moved to the acquisition/rehab for rental activity were used to acquire and rehabilitate homes for use as transitional housing. The acquisition/rehab for rental activity has acquired 34 units, 27 of which have been rehabilitated and rented to low income households at below fair market rents. The remaining 7 acquired units are in the process of being rehabilitated for use as transitional housing. The need for transitional housing units was identified during the planning stages of the development of the County's 2010-2014 Consolidated Plan.

Project Summary

Project#, Project Title	This Report Period		To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown	
001, Acquisition/Rehab/Resale	0	2,821,447.23		2,452,977.32
002, Acquisition/Rehab for Rental	0	3,366,115.77		2,312,012.38
003, Administration	0	701,951		211,933.94
04, Financing Mechanisms	0	130,000		130,000
9999, Restricted Balance	0	0		0

Project/Activity Index:

Project #	Project Title	Grantee Activity #	Activity Title
04	Financing Mechanisms	0001	Soft Second Mortgage Assistance
9999	Restricted Balance	<i>No activities in this project</i>	
003	Administration	00301	General Admin
001	Acquisition/Rehab/Resale	001a	Acquisition for Resale
		001b	Rehabilitation of foreclosed properties
002	Acquisition/Rehab for Rental	002a	Acquisition for Rental
		002b	Rehabilitation

Activities**Grantee Activity Number:**

0001

Activity Title:

Soft Second Mortgage Assistance

Activity Category:

Acquisition - general

Activity Status:

Completed

Project Number:

04

Project Title:

Financing Mechanisms

Projected Start Date:

06/01/2009

Projected End Date:

12/31/2010

National Objective:

NSP Only - LMMI

Completed Activity Actual End Date:**Responsible Organization:**

Seminole County

Benefit Type:

Direct Benefit (Households)

	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	130,000
Total CDBG Program Funds Budgeted	N/A	130,000
Program Funds Drawdown	0	130,000

Program Funds Obligated	0	130,000
Program Funds Expended	0	130,000
Seminole County	0	130000
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	2/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	Total Low/Mod%
# of Households	0	0	0	0/1	0/1	0/2	0

Activity Description:

Purchase subsidies in the form of soft 2nd mortgages in the NSP Program.

Location Description:

NSP Target areas

Activity Progress Narrative:

The financing mechanism activity is completed. A total of two households were assisted over the life of the activity.

Activity Location:

Address	City	State	Zip
No Activity Locations Found			

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	
Subtotal Match Sources	0

Other Funding Sources	Amount
NSP	0
Total Other Funding Sources	0

Grantee Activity Number:

001a

Activity Title:

Acquisition for Resale

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

001

Project Title:

Acquisition/Rehab/Resale

Projected Start Date:

06/01/2009

Projected End Date:

07/31/2011

National Objective:

NSP Only - LMMI

Completed Activity Actual End Date:

Responsible Organization:

Seminole County

Benefit Type:

Direct Benefit (Households)

	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	2,476,154.6
Total CDBG Program Funds Budgeted	N/A	2,476,154.6

Program Funds Drawdown	0	2,329,356.95
Program Funds Obligated	-137,574.49	2,338,580.11
Program Funds Expended	0	2,329,356.95
Seminole County	0	2329356.95
Match Contributed	0	0
Program Income Received	362,552.04	1,199,707.12
Program Income Drawdown	84,289.57	599,218.05

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	-25	0/25

Activity Description:

Acquisition of foreclosed properties to be used in the resale NSP Program

Location Description:

target areas for the NSP Program

Activity Progress Narrative:

Accomplishment performance measures being reported under the rehabilitation activity of this project. Performance measures reported through the 12/31/10 QPR have been reduced to 0.

Two homes are being transferred to the Rental activity due to the prospective buyers being unable to qualify for a 1st mortgage loan prior to the expiration of the developers agreement. A total of 23 homes were acquired, rehabilitated and resold to low income households.

Activity Location:

Address	City	State	Zip
No Activity Locations Found			

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Subtotal Match Sources	0
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Other Funding Sources	Amount
NSP	0
Total Other Funding Sources	0

Grantee Activity Number:

001b

Activity Title:

Rehabilitation of foreclosed properties

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

001

Project Title:

Acquisition/Rehab/Resale

Projected Start Date:

07/01/2009

Projected End Date:

07/31/2010

National Objective:

NSP Only - LMMI

Completed Activity Actual End Date:

Responsible Organization:

Seminole County

Benefit Type:

Direct Benefit (Households)

	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	345,292.63
Total CDBG Program Funds Budgeted	N/A	345,292.63
Program Funds Drawdown	0	123,620.37

Program Funds Obligated	-151,148	194,144.63
Program Funds Expended	0	123,620.37
Seminole County	0	123620.37
Match Contributed	0	0
Program Income Received	0	99,375.61
Program Income Drawdown	179,526.18	298,311.62

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	-2	23/25
# of Singlefamily Units	23	23/25

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	1	5	7	4/5	16/20	23/25	86.96
# Owner Households	4	16	23	4/5	16/20	23/25	86.96

Cumulative Race Total

Direct Benefit (Households)	This Report Period						Cumulative Actual Total					
	Owner		Renter		Total Households		Owner		Renter		Total Households	
	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino
White	13	5	0	0	5	2	13	5	0	0	13	5
Black/African American	9	0	0	0	2	0	9	0	0	0	9	0
Other multi-racial	1	0	0	0	0	0	1	0	0	0	1	0
Households Female	17		0		5		17		0		17	

Activity Description:

Rehabilitation single family units through the NSP.

Location Description:

Seminole County NSP Target Areas.

Activity Progress Narrative:

Seven units completed rehabilitation and were sold to income qualifying households. A total of 23 units have been acquired and rehabilitated since the beginning of the program and resold to income qualifying households.

Activity Location:

Address	City	State	Zip
525 Hillcrest St.	Altamonte Springs	NA	32701
208 Cabana View Way	Sanford	NA	32771
1025 Spring Garden	Altamonte Springs	NA	32701
116 Orion Way	Sanford	NA	32773
391 Brittany	Casselberry	NA	32707
609 Fruitwood	Winter Springs	NA	32708
1732 Canterbury	Casselberry	NA	32707

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	
Subtotal Match Sources	0
Other Funding Sources	Amount
NSP	0
Total Other Funding Sources	0

Grantee Activity Number:

Activity Title:

002a

Acquisition for Rental

Activity Category:
Acquisition - general

Activity Status:
Under Way

Project Number:
002

Project Title:
Acquisition/Rehab for Rental

Projected Start Date:
06/01/2009

Projected End Date:
07/31/2011

National Objective:
NSP Only - LH - 25% Set-Aside

Completed Activity Actual End Date:

Responsible Organization:
Seminole County

Benefit Type:
Direct Benefit (Households)

	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	2,806,115.77
Total CDBG Program Funds Budgeted	N/A	2,806,115.77
Program Funds Drawdown	0	2,005,442.46
Program Funds Obligated	-31,216.17	2,149,396.07
Program Funds Expended	0	2,005,442.46
Seminole County	0	2005442.46
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	49,790.55	144,961.77

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	-34	0/32

Beneficiaries Performance Measures

# of Households	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	-20	-3	-23	0/30	0/2	0/32	0

Cumulative Race Total

Direct Benefit (Households)	This Report Period						Cumulative Actual Total					
	Owner		Renter		Total Households		Owner		Renter		Total Households	
	Total Hispanic/Latino	Total Hispanic/Latino	Total Hispanic/Latino	Total Hispanic/Latino	Total Hispanic/Latino	Total Hispanic/Latino						
White	0	0	0	0	-9	-5	0	0	0	0	0	0
Black/African American	0	0	0	0	-13	0	0	0	0	0	0	0
Black/African American and White	0	0	0	0	-1	0	0	0	0	0	0	0
Households Female	0	0	0	0	-18	0	0	0	0	0	0	0

Activity Description:

Acquisition of properties for rental targeted to low income persons

Location Description:

Designated target areas for NSP Program

Activity Progress Narrative:

Accomplishment performance measures are being reported under the rehabilitation activity of this project. Performance measures reported through the 12/31/10 QPR have been reduced to 0.

Activity Location:

Address **City** **State** **Zip**

No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources

Amount

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Grantee Activity Number:
002b

Activity Title:
Rehabilitation

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
002

Project Title:
Acquisition/Rehab for Rental

Projected Start Date:
07/01/2009

Projected End Date:
06/30/2010

National Objective:
NSP Only - LH - 25% Set-Aside

Completed Activity Actual End Date:

Responsible Organization:
Seminole County

Benefit Type:
Direct Benefit (Households)

	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	560,000
Total CDBG Program Funds Budgeted	N/A	560,000
Program Funds Drawdown	0	306,569.92
Program Funds Obligated	9,462.62	489,626.86
Program Funds Expended	0	306,569.92
Seminole County	0	306,569.92
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	91,335.35	111,588.99

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	-7	27/32

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	6	-2	4	26/30	1/2	27/32	100
# Renter Households	6	-2	4	26/30	1/2	27/32	100

Cumulative Race Total

	This Report Period						Cumulative Actual Total					
	Owner		Renter		Total Households		Owner		Renter		Total Households	
Direct Benefit (Households)	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino
White	0	0	3	1	3	1	0	0	12	6	12	6
Black/African American	0	0	1	0	1	0	0	0	14	0	14	0
Black/African American and White	0	0	0	0	0	0	0	0	1	0	1	0
Households Female	0		3		3		0	21		21		

Activity Description:

Rehabilitation of foreclosed properties to use as rental properties for low income households.

Location Description:

Seminole County NSP Target Areas.

Activity Progress Narrative:

Four units completed rehabilitation and were rented to income qualifying tenants at below market rates. A total of 27 units have been acquired and rehabilitated since the beginning of the program and rented to income qualifying tenants at below market rates. An additional 7 acquired units are undergoing rehabilitation for use as transitional housing or below market rate rental units.

Activity Location:

Address	City	State	Zip
446 Gallberry	Altamonte Springs	NA	32714
2413A Cedar Ave	Sanford	NA	32771
2413B Cedar Ave	Sanford	NA	32771
215 Panorama	Winter Springs	NA	32708

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	
Subtotal Match Sources	0

Other Funding Sources	Amount
NSP	0
Total Other Funding Sources	0

Grantee Activity Number:
00301

Activity Title:
General Admin

Activity Category:
Administration

Activity Status:
Under Way

Project Number:
003

Project Title:
Administration

Projected Start Date:
06/01/2009

Projected End Date:
07/31/2010

National Objective:
N/A

Completed Activity Actual End Date:

Responsible Organization:
Seminole County

Benefit Type:
N/A

	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	701,951
Total CDBG Program Funds Budgeted	N/A	701,951
Program Funds Drawdown	0	211,933.94
Program Funds Obligated	0	701,951
Program Funds Expended	0	211,933.94
Seminole County	0	211,933.94
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	46,779.83	110,870.31

Activity Description:

Program Admin for NSP

Location Description:

N/A

Activity Progress Narrative:

This activity funds NSP related staff costs, costs associated with properties reviewed but not selected for acquisition, and other program administration

costs.

Activity Location:

Address

City

State

Zip

No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources

Amount

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found