

Grantee: Seminole County, FL

Grant: B-08-UN-12-0018

July 1, 2010 thru September 30, 2010 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

Review by HUD:

Reviewed and Approved

QPR Contact:

Leo Luttig

Disasters:**Declaration Number**

NSP

Narratives**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 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

\$7,019,514.00

Total CDBG Program Funds Budgeted

N/A

\$7,019,514.00

Program Funds Drawdown

\$204,876.19

\$4,813,611.75

Obligated CDBG DR Funds	\$291,416.15	\$6,420,430.97
Expended CDBG DR Funds	\$204,876.19	\$4,813,611.75
Match Contributed	\$0.00	\$0.00
Program Income Received	\$58,005.78	\$665,576.78
Program Income Drawdown	\$320,904.48	\$665,576.78

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	\$1,052,927.10	\$0.00
Limit on Admin/Planning	\$701,951.40	\$194,546.59
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,754,878.50	\$3,030,000.00

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 applicant have experienced some difficulties in obtaining credit. Most of the clients credit problems were able to be solved within a minimal amount of time. A few of the clients will require a longer period of time to solve their credit issues and may not be able to complete the process. A total of 30 work orders have been issued between the four vendors. Program income generated from the resale of 11 homes from this activity has been recycled into the activity to acquire and rehabilitate additional homes. Any remaining funds will be moved to the acquisition/rehab for rental activity to be used to acquire and rehabilitate homes for use as transitional housing. The acquisition/rehab for rental activity has acquired 34 units, 23 of which have been rehabilitated and rented to low income households at below fair market rents. The remaining 11 acquired units are in the process of being rehabilitated, including the seven (7) transitional/group homes that have been acquired. A Request for Information (RFI) was issued in June to local social service agencies to determine if any agencies have a need and desire for additional transitional housing units. Three agencies responded to the RFI and the identification of 11 transitional/group homes for acquisition should take place in the October/December quarter. The need for additional 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	\$132,853.58	\$3,157,563.00	\$2,177,052.78
002, Acquisition/Rehab for Rental	\$60,699.13	\$3,030,000.00	\$2,312,012.38
003, Administration	\$11,323.48	\$701,951.00	\$194,546.59
04, Financing Mechanisms	\$0.00	\$130,000.00	\$130,000.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number: 0001

Activity Title: Soft Second Mortgage Assistance

Activity Category:

Acquisition - general

Project Number:

04

Projected Start Date:

06/01/2009

Activity Status:

Completed

Project Title:

Financing Mechanisms

Projected End Date:

12/31/2010

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Seminole County

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$130,000.00
Total CDBG Program Funds Budgeted	N/A	\$130,000.00
Program Funds Drawdown	\$0.00	\$130,000.00
Obligated CDBG DR Funds	\$0.00	\$130,000.00
Expended CDBG DR Funds	\$0.00	\$130,000.00
Seminole County	\$0.00	\$130,000.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

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 did not experience any activity during the period.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
NSP	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number: 001a

Activity Title: Acquisition for Resale

Activity Category:

Acquisition - general

Project Number:

001

Projected Start Date:

06/01/2009

Activity Status:

Under Way

Project Title:

Acquisition/Rehab/Resale

Projected End Date:

07/31/2011

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Seminole County

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$2,632,563.00
Total CDBG Program Funds Budgeted	N/A	\$2,632,563.00
Program Funds Drawdown	\$90,272.76	\$2,074,497.41
Obligated CDBG DR Funds	\$184,585.41	\$2,491,303.26
Expended CDBG DR Funds	\$90,272.76	\$2,074,497.41
Seminole County	\$90,272.76	\$2,074,497.41
Match Contributed	\$0.00	\$0.00
Program Income Received	\$58,005.78	\$566,201.17
Program Income Drawdown	\$146,354.85	\$468,559.96

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:

A total of 30 work orders have been issued to acquire qualifying properties. 25 properties have been acquired and have completed or are undergoing rehabilitation. Eleven (11) units have been resold to qualifying individuals generating a total of \$665,576.78 (\$566,201.17 posted to the resale acquisition activity and \$99,375.61 posted the resale rehabilitation activity). A few of the clients of this activity have experienced credit issues with their mortgage lender that, if not resolved in a timely manner, may require their withdrawal from the program. One unit is scheduled to be resold in the second week of October 2010.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	2	23/25

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	State	Zip
1732 Canterbury	Casselberry	NA	32707
391 Brittany	Casselberry	NA	32707

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
NSP	\$0.00
Total Other Funding Sources	\$0.00

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

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Seminole County

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$525,000.00
Total CDBG Program Funds Budgeted	N/A	\$525,000.00
Program Funds Drawdown	\$42,580.82	\$102,555.37
Obligated CDBG DR Funds	\$87,596.94	\$462,596.94
Expended CDBG DR Funds	\$42,580.82	\$102,555.37
Seminole County	\$42,580.82	\$102,555.37
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$99,375.61
Program Income Drawdown	\$31,238.62	\$53,705.81

Activity Description:

Rehabilitation single family units through the NSP.

Location Description:

Seminole County NSP Target Areas.

Activity Progress Narrative:

A total of four houses have completed rehabilitation this quarter and have been sold to income qualified buyers. Of the \$665,576.78 of program income generated from the resale of acquired and rehabilitated home, \$99,375.61 was assigned to the resale rehabilitation activity. Fourteen houses are in the process of being rehabilitated.

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

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	State	Zip
1731 Canterbury	Casselberry	NA	32707
585 Walden	Winter Springs	NA	32708
2200 Winslow	Casselberry	NA	32707
444 Marathon	Sanford	NA	32771
391 Brittany	Casselberry	NA	32707

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
NSP	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number: 002a

Activity Title: Acquisition for Rental

Activity Category:

Acquisition - general

Project Number:

002

Projected Start Date:

06/01/2009

Activity Status:

Under Way

Project Title:

Acquisition/Rehab for Rental

Projected End Date:

07/31/2011

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Seminole County

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$2,470,000.00
Total CDBG Program Funds Budgeted	N/A	\$2,470,000.00
Program Funds Drawdown	\$16,991.66	\$2,005,442.46
Obligated CDBG DR Funds	(\$47,506.65)	\$2,117,839.32
Expended CDBG DR Funds	\$16,991.66	\$2,005,442.46
Seminole County	\$16,991.66	\$2,005,442.46
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$84,806.75	\$84,806.75

Activity Description:

Acquisition of properties for rental targeted to low income persons

Location Description:

Designated target areas for NSP Program

Activity Progress Narrative:

Two houses were acquired this quarter. One (1) house completed rehabilitation this quarter and has been rented to a low income household at below fair market rent. The total number of homes completed and being rented at below fair market rents since the program began is 23 units. Seven units undergoing rehabilitation will be transferred to non-profit agencies in the next quarter for use as transitional housing. Up to 11 workorders will be issued in the next quarter to acquire and rehabilitate qualifying properties for use as transitional housing.

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	34/32

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	0	1	1	20/30	3/2	23/32	100.00

Activity Locations

Address	City	State	Zip
448 Gallberry	Altamonte Springs	NA	32714
736 Tanglewood	Winter Springs	NA	32708

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: 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

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Seminole County

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$560,000.00
Total CDBG Program Funds Budgeted	N/A	\$560,000.00
Program Funds Drawdown	\$43,707.47	\$306,569.92
Obligated CDBG DR Funds	\$66,740.45	\$516,740.45
Expended CDBG DR Funds	\$43,707.47	\$306,569.92
Seminole County	\$43,707.47	\$306,569.92
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$20,253.64	\$20,253.64

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:

Two work orders were initiated this quarter, for a combined total of 34. One (1) home completed rehabilitation this quarter and has been rented to a low income household at below fair market rent. Since the inception of the NSP, a total of 23 units have been completed and rented. 7 units undergoing rehabilitation will be transferred to non-profit agencies in the next quarter for use as transitional housing. Up to 11 workorders will be issued in the next quarter to acquire and rehabilitate qualifying homes for use as transitional housing.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	2	34/32

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	0	1	1	20/30	3/2	23/32	100.00

Activity Locations

Address	City	State	Zip
736 Tanglewood	Winter Springs	NA	32708

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
NSP	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number: 00301

Activity Title: General Admin

Activity Category:

Administration

Project Number:

003

Projected Start Date:

06/01/2009

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

07/31/2010

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Seminole County

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$701,951.00
Total CDBG Program Funds Budgeted	N/A	\$701,951.00
Program Funds Drawdown	\$11,323.48	\$194,546.59
Obligated CDBG DR Funds	\$0.00	\$701,951.00
Expended CDBG DR Funds	\$11,323.48	\$194,546.59
Seminole County	\$11,323.48	\$194,546.59
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$38,250.62	\$38,250.62

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.

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
