

**Grantee: Seminole County, FL**

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

**April 1, 2012 thru June 30, 2012 Performance Report**

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**Grant Number:**

B-08-UN-12-0018

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

Seminole County, FL

**Contract End Date:**

03/31/2013

**Review by HUD:**

Reviewed and Approved

**Grant Amount:**

\$7,019,514.00

**Grant Status:**

Active

**QPR Contact:**

Reginald Wallace

**Estimated P/RL Funds:**

\$1,299,082.73

**Total Budget:**

\$8,318,596.73

## Disasters:

### Declaration Number

No Disasters Found

## 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****Total Projected Budget from All Sources****This Report Period**

N/A

**To Date**

\$8,318,596.73

**Total Budget**

\$0.00

\$8,318,596.73

**Total Obligated**

\$0.00

\$7,165,138.68

**Total Funds Drawdown**

\$60,633.33

\$6,909,299.17

**Program Funds Drawdown**

\$60,633.33

\$5,610,216.44



<b>Program Income Drawdown</b>	\$0.00	\$1,299,082.73
<b>Program Income Received</b>	\$0.00	\$1,299,082.73
<b>Total Funds Expended</b>	\$60,633.33	\$5,610,216.44
<b>Match Contributed</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Required</b>	<b>To Date</b>
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$1,052,927.10	\$0.00
<b>Limit on Admin/Planning</b>	\$701,951.40	\$446,111.49
<b>Limit on State Admin</b>	\$0.00	\$446,111.49

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

<b>National Objective</b>	<b>Target</b>	<b>Actual</b>
<b>NSP Only - LH - 25% Set-Aside</b>	\$1,754,878.50	\$3,656,798.52

## Overall Progress Narrative:

The majority of our clients were able to obtain financing and successfully close on completed units. Because of this, 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 applicants have experienced difficulty in obtaining credit due to increased regulation. The majority of client's credit concerns were able to be resolved within a minimal amount of time; however, two clients were unable to resolve these concerns prior to the end of the developer's contract term. These two homes, out of the 25 homes that were acquired for eventual resale to income qualified applicants, were transferred to the rental activity. A total of 23 households have been assisted over the life of this 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 37 units, 30 of which have been rehabilitated and rented to low income households at below fair market rents. The remaining 7 acquired units have been rehabilitated for use as transitional housing. Five of the transitional housing units are occupied. A request for information was released to allow non-profit entities to express interest in owning and maintaining the remaining 2 unoccupied units to use for income qualifying households at below market rates. The County received proposals and is currently negotiating with the applicants to award the properties. The need for transitional housing units was identified during the planning stages of the development of the County's 2010-2014 Consolidated Plan. The County has also developed an NSP waiting list of over 60 households for both the NSP1 and NSP3 programs. Currently, six of those households have closed or have a property under contract to purchase. Currently, four additional households will be partnered with the acquisition/rehab/resale activity vendors to select properties for acquisition. Seminole County has partnered with three Developers to provide rehabilitation and resale services to our clients. However, current market conditions have made acquiring properties difficult. The NSP1 Action Plan is being amended to include additional vicinities that will increase the number of properties available for acquisition



while continuing to focus on areas that are highly desirable and contain newer units.  
 The County is receiving Technical Assistance on all aspects of its NSP programs to ensure success.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
001, Acquisition/Rehab/Resale	\$0.00	\$3,718,976.90	\$2,325,019.66
002, Acquisition/Rehab for Rental	\$0.00	\$3,656,798.52	\$2,819,955.60
003, Administration	\$60,633.33	\$701,951.00	\$335,241.18
04, Financing Mechanisms	\$0.00	\$130,000.00	\$130,000.00



## Activities

**Grantee Activity Number:** 0001

**Activity Title:** Soft Second Mortgage Assistance

**Activity Category:**

Acquisition - general

**Project Number:**

04

**Projected Start Date:**

06/01/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Completed

**Project Title:**

Financing Mechanisms

**Projected End Date:**

12/31/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

Seminole County

**Overall**

**Total Projected Budget from All Sources**

**Apr 1 thru Jun 30, 2012**

N/A

**To Date**

\$130,000.00

**Total Budget**

\$0.00

\$130,000.00

**Total Obligated**

\$0.00

\$130,000.00

**Total Funds Drawdown**

\$0.00

\$130,000.00

**Program Funds Drawdown**

\$0.00

\$130,000.00

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$130,000.00

Seminole County

\$0.00

\$130,000.00

**Match Contributed**

\$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 is completed. A total of two households were assisted over the life of this activity.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	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%	
# of Households	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

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**Grantee Activity Number:** 001a

**Activity Title:** Acquisition for Resale

**Activity Category:**

Acquisition - general

**Project Number:**

001

**Projected Start Date:**

06/01/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehab/Resale

**Projected End Date:**

07/31/2011

**Completed Activity Actual End Date:**

**Responsible Organization:**

Seminole County

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$3,075,372.65
<b>Total Budget</b>	\$0.00	\$3,075,372.65
<b>Total Obligated</b>	\$0.00	\$2,771,614.15
<b>Total Funds Drawdown</b>	\$0.00	\$2,771,614.15
<b>Program Funds Drawdown</b>	\$0.00	\$2,172,396.10
<b>Program Income Drawdown</b>	\$0.00	\$599,218.05
<b>Program Income Received</b>	\$0.00	\$1,199,707.12
<b>Total Funds Expended</b>	\$0.00	\$2,172,396.10
Seminole County	\$0.00	\$2,172,396.10
<b>Match Contributed</b>	\$0.00	\$0.00

**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. This activity experienced no transactions during the quarter.

The County has partnered with three Developers to provide acquisition/rehabilitation/resale activities for our income eligible households. Currently, the areas of greatest need include Sanford, Longwood-Winter Springs-Casselberry, Altamonte, and Winter Park area. The County intends to include additional areas in Sanford and other parts of the County.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/25



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

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**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

**Benefit Type:**

Direct ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Seminole County

**Overall**

	<b>Apr 1 thru Jun 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$643,604.25
<b>Total Budget</b>	\$0.00	\$643,604.25
<b>Total Obligated</b>	\$0.00	\$450,935.18
<b>Total Funds Drawdown</b>	\$0.00	\$450,935.18
<b>Program Funds Drawdown</b>	\$0.00	\$152,623.56
<b>Program Income Drawdown</b>	\$0.00	\$298,311.62
<b>Program Income Received</b>	\$0.00	\$99,375.61
<b>Total Funds Expended</b>	\$0.00	\$152,623.56
Seminole County	\$0.00	\$152,623.56
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Rehabilitation single family units through the NSP.

**Location Description:**

Seminole County NSP Target Areas.

**Activity Progress Narrative:**

No rehabilitation was pending or had occurred during the quarter. The County has partnered with three Developers to provide acquisition/rehabilitation/resale activities for our income eligible households.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	23/25

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	23/25



# of Singlefamily Units

0

23/25

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	4/5	16/20	23/25	86.96
# Owner Households	0	0	0	4/5	16/20	23/25	86.96

## 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

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**Grantee Activity Number:** 002a

**Activity Title:** Acquisition for Rental

**Activity Category:**

Acquisition - general

**Project Number:**

002

**Projected Start Date:**

06/01/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehab for Rental

**Projected End Date:**

07/31/2011

**Completed Activity Actual End Date:**

**Responsible Organization:**

Seminole County

**Overall**

	<b>Apr 1 thru Jun 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$2,985,209.53
<b>Total Budget</b>	\$0.00	\$2,985,209.53
<b>Total Obligated</b>	\$0.00	\$2,489,524.90
<b>Total Funds Drawdown</b>	\$0.00	\$2,489,524.90
<b>Program Funds Drawdown</b>	\$0.00	\$2,310,431.14
<b>Program Income Drawdown</b>	\$0.00	\$179,093.76
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$2,310,431.14
Seminole County	\$0.00	\$2,310,431.14
<b>Match Contributed</b>	\$0.00	\$0.00

**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. A total of 30 homes were acquired, rehabilitated and rented to low income households at below market rates. An additional 7 homes were acquired and rehabilitated for use as transitional housing.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/32



## Beneficiaries Performance Measures

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

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**Grantee Activity Number:** 002b

**Activity Title:** Rehabilitation

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

002

**Projected Start Date:**

07/01/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehab for Rental

**Projected End Date:**

06/30/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

Seminole County

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$671,588.99
<b>Total Budget</b>	\$0.00	\$671,588.99
<b>Total Obligated</b>	\$0.00	\$621,113.45
<b>Total Funds Drawdown</b>	\$0.00	\$621,113.45
<b>Program Funds Drawdown</b>	\$0.00	\$509,524.46
<b>Program Income Drawdown</b>	\$0.00	\$111,588.99
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$509,524.46
Seminole County	\$0.00	\$509,524.46
<b>Match Contributed</b>	\$0.00	\$0.00

**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:**

A total of 30 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 have completed rehabilitation and will be used as transitional housing or below market rate rental units. Five of the transitional housing units are occupied. The remaining 2 units will be transferred to a non-profit/for-profit entity for use as rental housing with rents set at below market rates. A request for information was released and the County is currently negotiating with the applicants to determine the awarded entity.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	35/32

  

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>



# of Housing Units	0	35/32
# of Singlefamily Units	0	35/32

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	34/30	1/2	35/32	100.00
# Renter Households	0	0	0	34/30	1/2	35/32	100.00

### 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

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**Grantee Activity Number:** 00301

**Activity Title:** General Admin

**Activity Category:**

Administration

**Project Number:**

003

**Projected Start Date:**

06/01/2009

**Benefit Type:**

( )

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

Administration

**Projected End Date:**

07/31/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

Seminole County

**Overall**

	<b>Apr 1 thru Jun 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$701,951.00
<b>Total Budget</b>	\$0.00	\$701,951.00
<b>Total Obligated</b>	\$0.00	\$701,951.00
<b>Total Funds Drawdown</b>	\$60,633.33	\$446,111.49
<b>Program Funds Drawdown</b>	\$60,633.33	\$335,241.18
<b>Program Income Drawdown</b>	\$0.00	\$110,870.31
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$60,633.33	\$335,241.18
Seminole County	\$60,633.33	\$335,241.18
<b>Match Contributed</b>	\$0.00	\$0.00

**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.

**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

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