

Grantee: Seminole County, FL

Grant: B-08-UN-12-0018

July 1, 2011 thru September 30, 2011 Performance Report



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:
Leo Luttig

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

\$18.50

\$5,974,768.76

Total Funds Drawdown

\$108,539.13

\$6,827,186.07

Program Funds Drawdown

\$108,539.13

\$5,528,103.34



Program Income Drawdown	\$0.00	\$1,299,082.73
Program Income Received	\$0.00	\$1,299,082.73
Total Funds Expended	\$108,539.13	\$5,528,103.34
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	\$1,052,927.10	\$0.00
Limit on Admin/Planning	\$701,951.40	\$366,155.89
Limit on State Admin	\$0.00	\$366,155.89

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

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

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 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 being rehabilitated for use as transitional housing. Two of the transitional housing units are occupied, with the remaining 5 to be occupied during the next quarter. The need for transitional housing units was identified during the planning stages of the development of the County's 2010-2014 Consolidated Plan. An RFP is being prepared in conjunction with the NSP3 program to solicit developers/vendors to complete eligible projects with the remaining NSP1 funds. There are currently 17 households on the NSP waiting list. Five of the 17 waiting list applicants have started the income certification process.

Project Summary

Project #, Project Title

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
001, Acquisition/Rehab/Resale	\$0.00	\$2,821,447.23	\$2,325,019.66
002, Acquisition/Rehab for Rental	\$102,164.92	\$3,366,115.77	\$2,817,798.10
003, Administration	\$6,374.21	\$701,951.00	\$255,285.58
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

Jul 1 thru Sep 30, 2011

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



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

Overall

	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$3,075,372.65
Total Budget	\$0.00	\$3,075,372.65
Total Obligated	\$0.00	\$2,172,396.10
Total Funds Drawdown	\$0.00	\$2,771,614.15
Program Funds Drawdown	\$0.00	\$2,172,396.10
Program Income Drawdown	\$0.00	\$599,218.05
Program Income Received	\$0.00	\$1,199,707.12
Total Funds Expended	\$0.00	\$2,172,396.10
Seminole County	\$0.00	\$2,172,396.10
Match Contributed	\$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. An RFP is being prepared in conjunction with the NSP3 program to solicit developers/vendors for this activity.

Accomplishments Performance Measures

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



Grantee Activity Number: 001b

Activity Title: Rehabilitation of foreclosed properties

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

001

Projected Start Date:

07/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehab/Resale

Projected End Date:

07/31/2010

Completed Activity Actual End Date:

Responsible Organization:

Seminole County

Overall

	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$643,604.25
Total Budget	\$0.00	\$643,604.25
Total Obligated	\$0.00	\$152,623.56
Total Funds Drawdown	\$0.00	\$450,935.18
Program Funds Drawdown	\$0.00	\$152,623.56
Program Income Drawdown	\$0.00	\$298,311.62
Program Income Received	\$0.00	\$99,375.61
Total Funds Expended	\$0.00	\$152,623.56
Seminole County	\$0.00	\$152,623.56
Match Contributed	\$0.00	\$0.00

Activity Description:

Rehabilitation single family units through the NSP.

Location Description:

Seminole County NSP Target Areas.

Activity Progress Narrative:

This activity experienced no transactions during the quarter. An RFP is being prepared in conjunction with the NSP3 program to solicit developers/vendors for this activity.

Accomplishments Performance Measures

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



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

	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$2,985,209.53
Total Budget	\$0.00	\$2,985,209.53
Total Obligated	\$18.50	\$2,308,273.64
Total Funds Drawdown	\$33,742.13	\$2,487,367.40
Program Funds Drawdown	\$33,742.13	\$2,308,273.64
Program Income Drawdown	\$0.00	\$179,093.76
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$33,742.13	\$2,308,273.64
Seminole County	\$33,742.13	\$2,308,273.64
Match Contributed	\$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 were acquired and rehabilitated for use as transitional housing.

Accomplishments Performance Measures

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



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

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Seminole County

Overall

	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$671,588.99
Total Budget	\$0.00	\$671,588.99
Total Obligated	\$0.00	\$509,524.46
Total Funds Drawdown	\$68,422.79	\$621,113.45
Program Funds Drawdown	\$68,422.79	\$509,524.46
Program Income Drawdown	\$0.00	\$111,588.99
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$68,422.79	\$509,524.46
Seminole County	\$68,422.79	\$509,524.46
Match Contributed	\$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. Two of the transitional housing units are occupied, with the remaining 5 expected to be occupied during the next quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	32/32



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	31/30	1/2	32/32	100.00
# Renter Households	0	0	0	31/30	1/2	32/32	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



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

	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$701,951.00
Total Budget	\$0.00	\$701,951.00
Total Obligated	\$0.00	\$701,951.00
Total Funds Drawdown	\$6,374.21	\$366,155.89
Program Funds Drawdown	\$6,374.21	\$255,285.58
Program Income Drawdown	\$0.00	\$110,870.31
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$6,374.21	\$255,285.58
Seminole County	\$6,374.21	\$255,285.58
Match Contributed	\$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

