

Apr 1, 2011 thru Jun 30, 2011 Performance Report

Grant Number:
B-11-UN-12-0018

Obligation Date:

Grantee Name:
Seminole County, FL

Award Date:

Grant Amount:
\$3,995,178.00

Contract End Date:
03/10/2014

Grant Status:
Active

Reviewed By HUD:
Reviewed and Approved

QPR Contact:
Leo Luttig

Disasters: Declaration Number

NSP

Summary of Distribution and Uses of NSP Funds:

Activity

Budget

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

\$2,595,661

Purchase, Rehabilitate, and use for Rental or Group Housing

\$1,000,000

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 19 and 20 were reviewed by Community Assistance Division staff in order to gauge the composition and conditions of the homes in the areas, and the amount of housing units for sale. The Zillow.com web-site was also used to determine an approximate number and price of homes for sale or have had a foreclosure notice filed. It was noted that several home sales were completed in each of the areas after June 2010 cut-off period of the HUD dataset.

The HUD dataset indicated that 1,185 housing units would need to be acquired, rehabilitated, and resold/rented throughout Seminole County, less the City of Sanford, in order for a stabilization impact to be experienced by the County. Since the City of Sanford has received their own NSP3 grant allocation, their figures will not be included in any of the statistics.

Since the County will be able to acquire and rehabilitate between 25 and 30 units with the \$3,995,178 NSP3 Grant, it was decided to concentrate the effort only in an area in northeast Seminole County with an NSP3 Foreclosure Need Score of 19 (21100R1 – (Sterling Meadows vicinity), and that was characterized by a high number of units for sale and a high perceived rate of “upside-down” mortgages (thus leading to a high foreclosure rate).

The target area selected contains mainly newer and typically larger housing units that can be sold and rented to low, moderate, and middle income households. This will allow LMMI households to afford and reside in an area that is otherwise inaccessible to them, due to housing prices.

Ensuring Continued Affordability:

For each housing unit assisted, a 20-year Restrictive Use Covenant will be imposed to guarantee affordability to initial and subsequent purchasers and renters, including all group homes assisted under the NSP. This Covenant will ensure that, for resale units, during the 20-year affordability period, either all subsequent purchasers of assisted units are LMMI or, if any subsequent purchasers of the unit are not LMMI, the amount of NSP assistance will be recaptured at resale. Also, Restrictive Use Covenants will be used to ensure that all renters of NSP rental housing will be Low and Moderate Income upon initial occupancy.

Definition of Blighted Structure:

A “blighted structure” 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:

For units set aside for low income households, rents 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 Seminole County Housing Authority. For units set aside for moderate income households, rents will not exceed 80% of the established and current Fair Market Rent, as posted on www.hud.gov, less the current, appropriate, and respective Utility Allowance, as established by the Seminole County Housing Authority. For units set aside for extremely low income households (households with incomes not exceeding 30% of the area median income), rents will not exceed 75% of the established and current Low HOME Rent (as applicable to the HOME Program), 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's HOME Housing Rehabilitation Standards will be used (cf. Appendix 2). All gut rehabilitation (no new construction of residential buildings is proposed) 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 areas.

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)*Nordelo, Sonia***Email Address***snordelo@seminolecountyfl.gov***Phone Number***407-665-2385***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
Total CDBG Program Funds Budgeted	N/A	3,995,178
Program Funds Drawdown	0	0
Program Funds Obligated	399,517	399,517
Program Funds Expended	0	0
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

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	599,276.7	0
Limit on Admin/Planning	399,517.8	0
Limit on State Admin	0	0

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	399,517.8	399,517

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	998,794.5	1,000,000

Overall Progress Narrative:

A Request for Proposals (RFP) is being prepared to solicit qualified developers/vendors to carry out the Acquisition, Rehabilitation, and Resale/Rental activities of the grant.

Project Summary

Project#, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	0	0	0
NSP3-001, Acquisition, Rehab, Resale/Lease-Purchase	0	2,595,661	0
NSP3-002, Acquisition, Rehab for use as Rental/Group Homes	0	1,000,000	0
NSP3-003, Planning and Administration	0	399,517	0

Project/Activity Index:

Project #	Project Title	Grantee Activity #	Activity Title
NSP3-001	Acquisition, Rehab, Resale/Lease-Purchase	NSP3001-01	Purchase, Rehab, Resale or Lease-Purchase
NSP3-002	Acquisition, Rehab for use as Rental/Group Homes	NSP3-002-01	Purchase, Rehab, for Rental or Group Housing
9999	Restricted Balance	<i>No activities in this project</i>	
NSP3-003	Planning and Administration	NSP3-003-01	Planning and Administration

Activities

Grantee Activity Number:

NSP3-002-01

Activity Title:

Purchase, Rehab, for Rental or Group Housing

Activity Category:

Acquisition - general

Activity Status:

Planned

Project Number:

NSP3-002

Project Title:

Acquisition, Rehab for use as Rental/Group Homes

Projected Start Date:

04/15/2011

Projected End Date:

04/15/2014

National Objective:

NSP Only - LH - 25% Set-Aside

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

Seminole County

Benefit Type:

Direct Benefit (Households)

	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	1,000,000
Total CDBG Program Funds Budgeted	N/A	1,000,000
Program Funds Drawdown	0	0
Program Funds Obligated	0	0
Program Funds Expended	0	0
Seminole County	0	0
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 Properties	0	0/8

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	0/8
# of Singlefamily Units	0	0/8

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/8	0/0	0/8	0
# Renter Households	0	0	0	0/8	0/0	0/8	0

Activity Description:

It is understood that households with the greatest need for housing affordability are low income households. These households are least likely to be able to afford owner housing, without substantial subsidies. This activity is also intended to provide affordable and decent housing for special populations (mentally handicapped, autistic, disabled, etc.) with the funding of one or more group homes.

Location Description:

Assisted housing units will be limited to the Sterling Meadows vicinity area (21100R1) which constitutes the sole target area for NSP3.

Activity Progress Narrative:

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

Activity Location:

Address	City	State	Zip
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Other Funding Sources	Amount
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No Other Funding Sources Found

Grantee Activity Number:

NSP3-003-01

Activity Title:

Planning and Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

NSP3-003

Project Title:

Planning and Administration

Projected Start Date:

03/01/2011

Projected End Date:

04/15/2014

National Objective:

N/A

Completed Activity Actual End Date:

Responsible Organization:

Seminole County

Benefit Type:

N/A

	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	399,517
Total CDBG Program Funds Budgeted	N/A	399,517
Program Funds Drawdown	0	0
Program Funds Obligated	399,517	399,517
Program Funds Expended	0	0
Seminole County	0	0
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

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:

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

Activity Location:

Address	City	State	Zip
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Other Funding Sources**Amount**

No Other Funding Sources Found

Grantee Activity Number:

NSP3001-01

Activity Title:

Purchase, Rehab, Resale or Lease-Purchase

Activity Category:

Acquisition - general

Activity Status:

Planned

Project Number:

NSP3-001

Project Title:

Acquisition, Rehab, Resale/Lease-Purchase

Projected Start Date:

04/15/2011

Projected End Date:

04/15/2014

National Objective:

NSP Only - LMMI

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

Seminole County

Benefit Type:

Direct Benefit (Households)

	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	2,595,661
Total CDBG Program Funds Budgeted	N/A	2,595,661
Program Funds Drawdown	0	0
Program Funds Obligated	0	0
Program Funds Expended	0	0
Seminole County	0	0
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/20

This Report Period	Cumulative Actual Total / Expected
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	Total	Total
# of Housing Units	0	0/20
# of Singlefamily Units	0	0/20

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/5	0/15	0/20	0
# Owner Households	0	0	0	0/5	0/15	0/20	0

Activity Description:

In this activity, housing units will be purchased, rehabilitated, and resold to LMMI homebuyers under the traditional purchase method or under a lease-purchase agreement. Housing counseling for participating households will be included in this activity.

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Location Description:

Assisted housing units will be limited to the Sterling Meadows vicinity area (21100R1) which constitutes the sole target area for NSP3.

Activity Progress Narrative:

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

Activity Location:

Address	City	State	Zip
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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