

Grantee: Seminole County, FL

Grant: B-11-UN-12-0018

July 1, 2011 thru September 30, 2011 Performance Report



Grant Number:

B-11-UN-12-0018

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

Seminole County, FL

Contract End Date:

03/10/2014

Review by HUD:

Reviewed and Approved

Grant Amount:

\$3,995,178.00

Grant Status:

Active

QPR Contact:

Leo Luttig

Estimated PI/RL Funds:

\$0.00

Total Budget:

\$3,995,178.00

Disasters:

Declaration Number

No Disasters Found

Narratives

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 &dash (Sterling Meadows vicinity), and that was characterized by a high number of units for sale and a high perceived rate of &ldquoupside-down&rdquo 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 &ldquoblighted structure&rdquo 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&rsquo 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	\$3,995,178.00
Total Budget	\$0.00	\$3,995,178.00
Total Obligated	\$0.00	\$399,517.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
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	\$599,276.70	\$0.00
Limit on Admin/Planning	\$399,517.80	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$399,517.80	\$399,517.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$998,794.50	\$1,000,000.00

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.

The local Habitat for Humanity and YouthBuild chapters has been selected to partner with the County to acquire, rehabilitate, and sell housing units to low and very low income households. There are currently 17 households on the NSP Waiting List. Five of the 17 waiting list applicants have started the income certification process. An agreement between the parties is expected to be signed in December.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NSP3-001, Acquisition, Rehab, Resale/Lease-Purchase	\$0.00	\$2,595,661.00	\$0.00
NSP3-002, Acquisition, Rehab for use as Rental/Group Homes	\$0.00	\$1,000,000.00	\$0.00
NSP3-003, Planning and Administration	\$0.00	\$399,517.00	\$0.00



Activities

Grantee Activity Number:	NSP3-001-01
Activity Title:	Purchase, Rehab, Resale or Lease-Purchase

Activity Category:

Acquisition - general

Project Number:

NSP3-001

Projected Start Date:

04/15/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Acquisition, Rehab, Resale/Lease-Purchase

Projected End Date:

04/15/2014

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	\$2,595,661.00
Total Budget	\$0.00	\$2,595,661.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Seminole County	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

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.

The local Habitat for Humanity and YouthBuild chapters has been selected to partner with the County to acquire, rehabilitate, and sell housing units to low and very low income households. There are currently 17 households on the NSP Waiting List. Five of the 17 waiting list applicants have started the income certification process. An agreement between the parties is



expected to be signed in December 2011.

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



Grantee Activity Number:	NSP3-002-01
Activity Title:	Purchase, Rehab, for Rental or Group Housing

Activity Category:

Acquisition - general

Project Number:

NSP3-002

Projected Start Date:

04/15/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Planned

Project Title:

Acquisition, Rehab for use as Rental/Group Homes

Projected End Date:

04/15/2014

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	\$1,000,000.00
Total Budget	\$0.00	\$1,000,000.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Seminole County	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

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.

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



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

Benefit Type:

()

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Seminole County

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$399,517.00
Total Budget	\$0.00	\$399,517.00
Total Obligated	\$0.00	\$399,517.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Seminole County	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

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:

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.

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

