

**Grantee: Seminole County, FL**

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

**January 1, 2012 thru March 31, 2012 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 Rent, Resale or Resale under a Lease-Purchase Agreement

\$1,595,661

Redevelopment of Vacant Property as Rental Housing

\$2,000,000

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 18 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.

Initially it was decided to concentrate the effort only in an area in northeast Seminole County with an NSP3 Foreclosure Need Score of 19 which is the Sterling Meadows vicinity (21100R1). However, due to market conditions, the number of available properties for acquisition has decreased. Seminole County currently has properties in this vicinity under contract, but must identify additional vicinities to meet the estimated acquisition goals stated herein and to increase the impact to the County. In addition, staff identified a vacant property that will provide an infill opportunity. The property will be acquired and redeveloped as affordable rental housing.

After removing the areas that experienced recent annexations and those areas containing mostly mobile home and condominium developments, the estimated number of properties needed to make an impact in the remaining areas is 28. After allowing for Planning and Administrative activity funding, a little under \$3.6 million will be available for NSP3 target area projects or approximately \$125,000 per completed unit. Based on the County's experience with NSP1, an average of \$125,000 is a sufficient amount to acquire, rehabilitate, and resell/rent each of the units. The County is estimating that it will be able to acquire, rehabilitate, and redevelop between 25 and 30 units with the \$3,595,661 NSP3 Grant. Through the research highlighted above, Seminole County will designate the following as NSP3 target areas:

Current Approved Area

- The Sterling Meadows vicinity area (21100).

Additional Target Area #1 (Resale)

- The Alafaya Woods vicinity area (21311, 21309).

Additional Target Area #2 (Rental)

- The Antigua Bay vicinity area (22101).

The target areas selected were added to the original target area to combat market conditions which decreased the amount of units available for acquisition. The additional locations are in desirable areas and contain mainly newer and typically larger housing units at varying price



points that can be sold to low, moderate, and middle income households. This will allow LMMI households to afford and reside in an area that may otherwise be inaccessible 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, Moderate, or Middle 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:**

Units will be set-aside for low income, moderate income, and middle income households, and rents shall be in an amount equal to 65%, 80%, and 100% respectively of Fair Market Rent (FMR), as posted onwww.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&rsquos NSP Housing Rehabilitation Standards will be used (available online at[http://www.seminolecountyfl.gov/comsrvs/NSP3/NSPDocuments\\_Reports.aspx](http://www.seminolecountyfl.gov/comsrvs/NSP3/NSPDocuments_Reports.aspx)). All gut rehabilitation and new construction 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 area.

**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

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$3,995,178.00
<b>Total Budget</b>	\$0.00	\$3,995,178.00
<b>Total Obligated</b>	\$0.00	\$399,517.00
<b>Total Funds Drawdown</b>	\$0.00	\$1,305.67
<b>Program Funds Drawdown</b>	\$0.00	\$1,305.67
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$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	\$1,305.67
Limit on State Admin	\$0.00	\$1,305.67

## 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	\$0.00

## Overall Progress Narrative:

The local Habitat for Humanity and YouthBuild chapters and two additional developers/vendors have been selected to partner with the County to acquire, rehabilitate, and sell housing units to low and very low income households. There are currently 31 households on the NSP Waiting List. Sixteen of the 31 waiting list applicants have completed the income certification process. The first home to be acquired under the Habitat/YouthBuild agreement is under a sales contract and will close in the first part of April. Please Note: The "Project Summary" project budgeted funds contained on page 6 of this report does not match the project/activity budgets listed on pages 2, 7, and 9 due to the posting of an amendment to the NSP3 plan on 4/6/12. The "Project Summary" on page 2 shows the budget amounts as of 3/31/12, while the other budget information reflects the project/activity budget outlined in the amended NSP3 plan.



## 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
NSP3-002, Redevelopment of Vacant Property as Rental Housing	\$0.00	\$1,000,000.00	\$0.00
NSP3-003, Planning and Administration	\$0.00	\$399,517.00	\$1,305.67



## Activities

<b>Grantee Activity Number:</b>	<b>NSP3-001-01</b>
<b>Activity Title:</b>	<b>Purchase, Rehabilitate, and Rent, Resale or Resale</b>

**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:**

Under Way

**Project Title:**

Acquisition, Rehab, Resale/Lease-Purchase

**Projected End Date:**

04/15/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

Seminole County

Overall	Jan 1 thru Mar 31, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,595,661.00
<b>Total Budget</b>	\$0.00	\$1,595,661.00
<b>Total Obligated</b>	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
Seminole County	\$0.00	\$0.00
<b>Match Contributed</b>	\$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.

**Location Description:**

Assisted housing units will be limited to the Sterling Meadows vicinity area (21100R1) and the Alafaya Woods vicinity area (21311,21309).

**Activity Progress Narrative:**

The local Habitat for Humanity and YouthBuild chapters have been selected to partner with the County to acquire, rehabilitate, and sell at least 6 housing units to low and very low income households. An agreement between the parties was signed in March. The first home to be acquired under the agreement is under a sales contract and will close in the first part of April. A Request for Proposals (RFP) was issued to solicit qualified developers/vendors to carry out the Acquisition, Rehabilitation, and Resale activities of the grant. Contract awards to the selected proposals will occur in the April/May timeframe. Income qualified applicants will be paired with the developers/vendors to complete all steps necessary to acquire, rehabilitate, and take ownership of the NSP qualified properties.



## 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

---



<b>Grantee Activity Number:</b>	<b>NSP3-002-01</b>
<b>Activity Title:</b>	<b>Redevelopment of Vacant Property as Rental Housing</b>

**Activity Category:**

Construction of new housing

**Project Number:**

NSP3-002

**Projected Start Date:**

05/15/2012

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**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

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$2,000,000.00
<b>Total Budget</b>	\$0.00	\$2,000,000.00
<b>Total Obligated</b>	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
Seminole County	\$0.00	\$0.00
<b>Match Contributed</b>	\$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. A Notice of Funding Availability (NOFA) is being prepared to solicit developers/vendors for this activity. The NOFA is expected to be published in May 2012.

**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**

	<b>Jan 1 thru Mar 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$399,517.00
<b>Total Budget</b>	\$0.00	\$399,517.00
<b>Total Obligated</b>	\$0.00	\$399,517.00
<b>Total Funds Drawdown</b>	\$0.00	\$1,305.67
<b>Program Funds Drawdown</b>	\$0.00	\$1,305.67
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
Seminole County	\$0.00	\$0.00
<b>Match Contributed</b>	\$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

Address	City	County	State	Zip	Status / Accept
			Florida	-	Not Validated / N

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

---

