

## Jul 1, 2012 thru Sep 30, 2012 Performance Report

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

**Obligation Date:**

**Grantee Name:**  
Seminole County, FL

**Award Date:**

**Grant Amount:**  
\$7,019,514.00

**Contract End Date:**  
03/31/2013

**Estimated PI/RL Funds:**  
\$1,299,082.73

**Reviewed By HUD:**  
Original - In Progress

**Total Budget:**  
\$8,318,596.73

**Grant Status:**  
Active

**QPR Contact:**  
Reginald Wallace

### Disasters:

#### Declaration Number

NSP

#### 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 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**  
**Total Budget**  
**Total Obligated**  
**Total Funds Drawdown**  
    **Program Funds Drawdown**  
    **Program Income Drawdown**  
**Program Income Received**  
**Total Funds Expended**  
**Match Contributed**

#### This Report Period

N/A  
110,870.31  
\$0.00  
\$0.00  
\$0.00  
\$0.00  
\$0.00  
\$1,299,082.73  
\$0.00

#### To Date

8,318,596.73  
8,318,596.73  
\$7,165,138.68  
\$6,909,299.17  
\$5,610,216.44  
\$1,299,082.73  
\$1,299,082.73  
\$6,909,299.17  
\$0.00

#### Progress Toward Required Numeric Targets

##### Requirement

**Overall Benefit Percentage (Projected):**  
**Overall Benefit Percentage (Actual):**  
**Minimum Non-Federal Match**

##### Required

0

##### To Date

0%  
0%  
0

Limit on Public Services	1,052,927.1	0
Limit on Admin/Planning	701,951.4	446,111.49
Limit on State Admin	0	446,111.49

### Progress Toward Activity Type Targets

Activity Type	Target	Actual
---------------	--------	--------

### Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	1,754,878.5	3,110,638.35

### Overall Progress Narrative:

Seminole County has contracted with three developers to acquire, rehabilitate, and resale approximately nine (9) units for resale or long term affordable rental. These activities are anticipated to fully expend the remaining NSP1 funding balance.

### Project Summary

Project#, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
001, Acquisition/Rehab/Resale	0	4,325,187.38	2,325,019.66
002, Acquisition/Rehab for Rental	0	3,110,638.35	2,819,955.6
003, Administration	0	701,951	335,241.18
04, Financing Mechanisms	0	180,820	130,000
9999, Restricted Balance	0	0	0

### Project/Activity Index:

Project #	Project Title	Grantee Activity #	Activity Title
001	Acquisition/Rehab/Resale	<a href="#">001b</a>	<a href="#">Rehabilitation of foreclosed properties</a>
001	Acquisition/Rehab/Resale	<a href="#">001a</a>	<a href="#">Acquisition for Resale</a>
002	Acquisition/Rehab for Rental	<a href="#">002b</a>	<a href="#">Rehabilitation</a>
002	Acquisition/Rehab for Rental	<a href="#">002a</a>	<a href="#">Acquisition for Rental</a>
003	Administration	<a href="#">00301</a>	<a href="#">General Admin</a>
04	Financing Mechanisms	<a href="#">0001</a>	<a href="#">Soft Second Mortgage Assistance</a>

## Activities

#### Grantee Activity Number:

0001

#### Activity Title:

Soft Second Mortgage Assistance

#### Activity Category:

Acquisition - general

#### Activity Status:

Under Way

#### Project Number:

04

#### Project Title:

Financing Mechanisms

#### Projected Start Date:

06/01/2009

#### Projected End Date:

12/31/2012

#### National Objective:

NSP Only - LMMI

#### Completed Activity Actual End Date:

#### Responsible Organization:

Seminole County

#### Benefit Type:

Direct Benefit (Households)

#### Overall

	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources:	N/A	\$180,820.00
Total Budget:	\$50,820.00	\$180,820.00
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

**Accomplishments Performance Measures**

	<b>This Report Period Total</b>	<b>Cumulative Actual Total / Expected Total</b>
<b># of Properties</b>	1	1/3

	<b>This Report Period Total</b>	<b>Cumulative Actual Total / Expected Total</b>
<b># of Housing Units</b>	1	3/3

**Beneficiaries Performance Measures**

	<b>This Report Period</b>			<b>Cumulative Actual Total / Expected</b>			
	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low/Mod%</b>
<b># of Households</b>	1	0	1	1/1	0/1	1/2	100
<b># Owner Households</b>	1	0	1	1/1	0/1	1/2	100

**Cumulative Race Total**

	<b>This Report Period</b>						<b>Cumulative Actual Total</b>					
	<b>Owner</b>		<b>Renter</b>		<b>Total Households</b>		<b>Owner</b>		<b>Renter</b>		<b>Total Households</b>	
<b>Direct Benefit (Households)</b>	<b>Total</b>	<b>Hispanic/Latino</b>	<b>Total</b>	<b>Hispanic/Latino</b>	<b>Total</b>	<b>Hispanic/Latino</b>	<b>Total</b>	<b>Hispanic/Latino</b>	<b>Total</b>	<b>Hispanic/Latino</b>	<b>Total</b>	<b>Hispanic/Latino</b>
Black/African American	1	0	0	0	1	0	1	0	0	0	1	0
Households Female	1		0		1		1		0		1	

**Activity Description:**

Purchase subsidies in the form of soft 2nd mortgages in the NSP Program.

**Location Description:**

NSP Target areas

**Activity Progress Narrative:**

One low-income household was assisted as part of this activity to purchase a home for owner occupancy. A purchase subsidy in the form of a soft 2nd mortgage was provided to the home buyer.

**Activity Location:**

<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>	<b>Status / Accept</b>
130 Cedar Ridge Lane	Sanford	Florida	32771-	Match / N

**Other Funding Sources Budgeted - Detail****Match Sources**

No Other Match Funding Sources Found

Subtotal Match Sources Amount 0

**Other Funding Sources**

NSP Amount 0

Total Other Funding Sources Amount 0

**Activity Supporting Documents:****Activity Supporting Documents:**

<b>Supporting Documents</b>
None

**Grantee Activity Number:**

001a

**Activity Title:**

Acquisition for Resale

**Activity Category:**

Acquisition - general

**Activity Status:**

Under Way

**Project Number:****Project Title:**

001

Acquisition/Rehab/Resale

**Projected Start Date:**

06/01/2009

**Projected End Date:**

01/31/2013

**National Objective:**

NSP Only - LMMI

**Completed Activity Actual End Date:**

**Responsible Organization:**

Seminole County

**Benefit Type:**

Direct Benefit (Households)

**Overall**

**Total Projected Budget from All Sources:**

**Jul 1 thru Sep 30, 2012**

**To Date**

**Total Budget:**

N/A

\$3,575,372.65

**Total Obligated:**

\$500,000.00

\$3,575,372.65

**Total Funds Drawdown**

\$0.00

\$2,771,614.15

Program Funds Drawdown:

\$0.00

\$2,771,614.15

Program Income Drawdown:

\$0.00

\$2,172,396.10

**Program Income Received:**

\$0.00

\$599,218.05

**Total Funds Expended:**

\$599,218.05

\$1,199,707.12

Seminole County

\$599,218.05

\$2,771,614.15

**Match Contributed:**

\$0.00

\$0.00

**Accomplishments Performance Measures**

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

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

**Beneficiaries Performance Measures**

	<b>This Report Period</b>			<b>Cumulative Actual Total / Expected</b>			
	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total Low / Mod%</b>	
<b># of Households</b>	0	0	0	0/5	0/20	0/25	0
<b># Owner Households</b>	0	0	0	0/5	0/20	0/25	0

**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:**

Seminole County has partnered with three developers that are currently pursuing REO properties in the NSP1 approved areas of greatest need.

**Activity Location:**

<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>	<b>Status / Accept</b>
No Activity Locations Found				

**Other Funding Sources Budgeted - Detail**

<b>Match Sources</b>	<b>Amount</b>
No Other Match Funding Sources Found	
Subtotal Match Sources	0

<b>Other Funding Sources</b>	<b>Amount</b>
NSP	0
Total Other Funding Sources	0

## Activity Supporting Documents:

## Activity Supporting Documents:

<b>Supporting Documents</b>
None

**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:**  
01/31/2013

**National Objective:**  
NSP Only - LMMI

**Completed Activity Actual End Date:**

**Responsible Organization:**  
Seminole County

**Benefit Type:**  
Direct Benefit (Households)

## Overall

	Jul 1 thru Sep 30, 2012	To Date
<b>Total Projected Budget from All Sources:</b>	N/A	\$749,814.73
<b>Total Budget:</b>	\$106,210.48	\$749,814.73
<b>Total Obligated:</b>	\$0.00	\$450,935.18
<b>Total Funds Drawdown</b>	\$0.00	\$450,935.18
Program Funds Drawdown:	\$0.00	\$152,623.56
Program Income Drawdown:	\$0.00	\$298,311.62
<b>Program Income Received:</b>	\$0.00	\$99,375.61
<b>Total Funds Expended:</b>	\$298,311.62	\$450,935.18
Seminole County	\$298,311.62	\$450,935.18
<b>Match Contributed:</b>	\$0.00	\$0.00

## Accomplishments Performance Measures

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

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

## Beneficiaries Performance Measures

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

## Cumulative Race Total

	This Report Period						Cumulative Actual Total					
	Owner		Renter		Total Households		Owner		Renter		Total Households	
Direct Benefit (Households)	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino
White	0	0	0	0	0	0	13	5	0	0	13	5
Black/African American	0	0	0	0	0	0	9	0	0	0	9	0
Other multi-racial	0	0	0	0	0	0	1	0	0	0	1	0
Households Female	0		0		0		17		0		17	

## Activity Description:

Rehabilitation single family units through the NSP.

**Location Description:**

Seminole County NSP Target Areas.

**Activity Progress Narrative:**

Seminole County is actively working with the selected developers to locate REO properties for acquisition and rehabilitation. During the initial strategy, the developers were most often placing offers on properties that were in preforeclosure; however, this process is very time consuming and makes it very difficult to expend the NSP funding. By changing the strategy to focus solely on REO properties, the developers are seeing success with two properties under contract scheduled to close in November.

**Activity Location:**

Address	City	State	Zip	Status / Accept
No Activity Locations Found				

**Other Funding Sources Budgeted - Detail**

Match Sources	Amount
No Other Match Funding Sources Found	
Subtotal Match Sources	0

Other Funding Sources	Amount
NSP	0
Total Other Funding Sources	0

**Activity Supporting Documents:**

Activity Supporting Documents:
Supporting Documents
None

**Grantee Activity Number:**  
002a

**Activity Title:**  
Acquisition for Rental

**Activity Category:**  
Acquisition - general

**Activity Status:**  
Completed

**Project Number:**  
002

**Project Title:**  
Acquisition/Rehab for Rental

**Projected Start Date:**  
06/01/2009

**Projected End Date:**  
07/31/2011

**National Objective:**  
NSP Only - LH - 25% Set-Aside

**Completed Activity Actual End Date:**

**Responsible Organization:**  
Seminole County

**Benefit Type:**  
Direct Benefit (Households)

Overall	Jul 1 thru Sep 30, 2012	To Date
<b>Total Projected Budget from All Sources:</b>	N/A	\$2,489,524.90
<b>Total Budget:</b>	(\$495,684.63)	\$2,489,524.90
<b>Total Obligated:</b>	\$0.00	\$2,489,524.90
<b>Total Funds Drawdown</b>	\$0.00	\$2,489,524.90
Program Funds Drawdown:	\$0.00	\$2,310,431.14
Program Income Drawdown:	\$0.00	\$179,093.76
<b>Program Income Received:</b>	\$0.00	\$0.00
<b>Total Funds Expended:</b>	\$179,093.76	\$2,489,524.90
Seminole County	\$179,093.76	\$2,489,524.90
<b>Match Contributed:</b>	\$0.00	\$0.00

**Accomplishments Performance Measures**

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

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

**Beneficiaries Performance Measures**

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

**Cumulative Race Total**

Direct Benefit (Households)	This Report Period						Cumulative Actual Total					
	Owner		Renter		Total Households		Owner		Renter		Total Households	
	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino
White	0	0	0	0	0	0	0	0	0	0	0	0
Black/African American	0	0	0	0	0	0	0	0	0	0	0	0
Black/African American and White	0	0	0	0	0	0	0	0	0	0	0	0
Households Female	0		0		0		0		0		0	

**Activity Description:**

Acquisition of properties for rental targeted to low income persons

**Location Description:**

Designated target areas for NSP Program

**Activity Progress Narrative:**

**Activity Location:**

Address	City	State	Zip	Status / Accept
No Activity Locations Found				

**Other Funding Sources Budgeted - Detail**

Match Sources	Amount
No Other Match Funding Sources Found	

**Other Funding Sources**

Other Funding Sources	Amount
No Other Funding Sources Found	

**Activity Supporting Documents:**

**Activity Supporting Documents:**

Supporting Documents
None

**Grantee Activity Number:**

002b

**Activity Title:**

Rehabilitation

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Completed

**Project Number:**

002

**Project Title:**

Acquisition/Rehab for Rental

**Projected Start Date:**

**Projected End Date:**

07/01/2009

06/30/2010

**National Objective:**  
NSP Only - LH - 25% Set-Aside

**Completed Activity Actual End Date:**

**Responsible Organization:**  
Seminole County

**Benefit Type:**  
Direct Benefit (Households)

Overall	Jul 1 thru Sep 30, 2012	To Date
<b>Total Projected Budget from All Sources:</b>	N/A	\$621,113.45
<b>Total Budget:</b>	(\$50,475.54)	\$621,113.45
<b>Total Obligated:</b>	\$0.00	\$621,113.45
<b>Total Funds Drawdown</b>	\$0.00	\$621,113.45
Program Funds Drawdown:	\$0.00	\$509,524.46
Program Income Drawdown:	\$0.00	\$111,588.99
<b>Program Income Received:</b>	\$0.00	\$0.00
<b>Total Funds Expended:</b>	\$111,588.99	\$621,113.45
Seminole County	\$111,588.99	\$621,113.45
<b>Match Contributed:</b>	\$0.00	\$0.00

**Accomplishments Performance Measures**

	This Report Period Total	Cumulative Actual Total / Expected Total
<b># of Properties</b>	0	35/32
<b># ELI Households (0-30% AMI)</b>	0	0/0

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

**Beneficiaries Performance Measures**

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
<b># of Households</b>	0	0	0	34/30	1/2	35/32	100
<b># Renter Households</b>	0	0	0	34/30	1/2	35/32	100

**Cumulative Race Total**

	This Report Period						Cumulative Actual Total					
	Owner		Renter		Total Households		Owner		Renter		Total Households	
Direct Benefit (Households)	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino
White	0	0	0	0	0	0	0	16	6	16	6	6
Black/African American	0	0	0	0	0	0	0	18	0	18	0	0
Black/African American and White	0	0	0	0	0	0	0	1	0	1	0	0
Households Female	0	0	0	0	0	0	0	25	0	25	0	0

**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:**

**Activity Location:**

Address	City	State	Zip	Status / Accept
---------	------	-------	-----	-----------------

No Activity Locations Found

**Other Funding Sources Budgeted - Detail**



<b>Match Sources</b>	<b>Amount</b>
No Other Match Funding Sources Found	
Subtotal Match Sources	0

<b>Other Funding Sources</b>	<b>Amount</b>
NSP	0
Total Other Funding Sources	0

**Activity Supporting Documents:**

**Activity Supporting Documents:**

<b>Supporting Documents</b>
None

**Grantee Activity Number:**  
00301

**Activity Title:**  
General Admin

**Activity Category:**  
Administration

**Activity Status:**  
Under Way

**Project Number:**  
003

**Project Title:**  
Administration

**Projected Start Date:**  
06/01/2009

**Projected End Date:**  
07/31/2010

**National Objective:**  
N/A

**Completed Activity Actual End Date:**

**Responsible Organization:**  
Seminole County

**Benefit Type:**  
N/A

<b>Overall</b>	<b>Jul 1 thru Sep 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>	\$0.00	\$446,111.49
Program Funds Drawdown:	\$0.00	\$335,241.18
Program Income Drawdown:	\$0.00	\$110,870.31
<b>Program Income Received:</b>	\$0.00	\$0.00
<b>Total Funds Expended:</b>	\$110,870.31	\$446,111.49
Seminole County	\$110,870.31	\$446,111.49
<b>Match Contributed:</b>	\$0.00	\$0.00

**Activity Description:**

Program Admin for NSP

**Location Description:**

N/A

**Activity Progress Narrative:**

**Activity Location:**

<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>	<b>Status / Accept</b>
		Florida	-	Not Validated / N

**Other Funding Sources Budgeted - Detail**

<b>Match Sources</b>	<b>Amount</b>
No Other Match Funding Sources Found	

**Other Funding Sources**

**Amount**

No Other Funding Sources Found

**Activity Supporting Documents:**

**Activity Supporting Documents:**

Supporting Documents
None