

## Jul 1, 2012 thru Sep 30, 2012 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

**Estimated PI/RL Funds:**  
\$0.00

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

**Total Budget:**  
\$3,995,178.00

**Grant Status:**  
Active

**QPR Contact:**  
Reginald Wallace

### Disasters:

#### Declaration Number

NSP

#### 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 17 to 20 were reviewed by Community Assistance Division staff in order to gauge the composition and conditions of the homes in the areas, and MLS listings were used to identify 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.

To continue to provide impact to Seminole County and respond to the increased activity in the real estate market, additional vicinities have been identified to meet the estimated acquisition goals stated herein.

Based on the previously approved Action Plan, CS Staff utilized criteria to identify additional vicinities for resale which gave considerable consideration to areas with greater marketability and demand to increase the chance of success during resale of the units. Staff also considered areas that may not be typically accessible by families eligible to participate in NSP3. Several factors were used which included the number of housing units available for acquisition, access to public facilities and transportation, proximity to schools and their associated rankings, age of homes in the area, crime statistics, and input from citizens on the NSP waiting list and during NSP seminars held in the community.

Seminole County NSP policies also contributed to the final selected vicinity which prevents acquisition of units built prior to 1978, mobile home units, and condominium units. Staff compared vicinities with NSP3 foreclosure need scores of 18 and 19 and inventory available for acquisition in excess of 10 units.

Staff determined the census tract that contains newer housing stock and enough available inventory to meet County acquisition goals is 22106. This tract is located in a safe, desirable area within close proximity to public services, A-rated school districts, and shopping.

The selected vicinity is 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).

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 Areas

- **The Sterling Meadows vicinity area (21100).**
- **The Alafaya Woods vicinity area (21311, 21309).**

Additional Target Areas (Resale)

- **The Deer Run area (22106, 22105, 22104).**

The target area selected was added to the original target area to combat market conditions which decreased the amount of units available for acquisition. These include increasing sales prices, banks unwillingness to accept conditions of the purchase contracts and NSP requirements, as well as being outbid when placing offers on properties. The additional location is in a desirable area and contains 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.

A Request for Proposals (RFP) has been issued and awarded to three Developers to assist in the resale activity. A Notice of Funding Availability (NOFA) for the rental portion will soon be released as further described in Activity #2.

#### **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 "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:**

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 on [www.HUD.gov](http://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 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](http://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)**

Wallace, Reginald

**Email Address**

rwallace@seminolecountyfl.gov

**Phone Number**

407-665-2377

**Mailing Address**

534 W. Lake Mary Blvd. Sanford, FL 32773

Overall	This Report Period	To Date
<b>Total Projected Budget from All Sources</b>	N/A	3,995,178
<b>Total Budget</b>	0	3,995,178
<b>Total Obligated</b>	\$1,273,075.56	\$1,672,592.56
<b>Total Funds Drawdown</b>	\$246,874.76	\$285,953.72
<b>Program Funds Drawdown</b>	\$246,874.76	\$285,953.72
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$246,874.76	\$285,953.72
<b>Match Contributed</b>	\$0.00	\$0.00

**Progress Toward Required Numeric Targets**

Requirement	Required	To Date
<b>Overall Benefit Percentage (Projected):</b>		0%
<b>Overall Benefit Percentage (Actual):</b>		0%
<b>Minimum Non-Federal Match</b>	0	0
<b>Limit on Public Services</b>	599,276.7	0
<b>Limit on Admin/Planning</b>	399,517.8	46,947.21
<b>Limit on State Admin</b>	0	46,947.21

**Progress Toward Activity Type Targets**

Activity Type	Target	Actual
	399,517.8	399,517

**Progress Toward National Objective Targets**

National Objective	Target	Actual
<b>NSP Only - LH - 25% Set-Aside</b>	998,794.5	500,000

**Overall Progress Narrative:**

Seminole County has partnered with three developers to acquire, rehabilitate, and resell units in approved areas of greatest need. During this period, one property was acquired, and another completed rehabilitation and was resold to an income eligible family as affordable home ownership.

Initially, the developers were pursuing properties that were in preforeclosure which resulted in an extremely slow moving acquisition rate. After receiving technical assistance from HUD, this strategy was revised to pursue solely REO properties. The developers are now seeing faster response times to purchase offers with four additional offer acceptances with closing dates in October/November.

**Project Summary**

Project#, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
<b>9999, Restricted Balance</b>	0	0	0
<b>NSP3-001, Acquisition, Rehab, Rent, or Resale</b>	239,006.51	1,595,661	239,006.51
<b>NSP3-002, Redevelopment of Vacant Property as Rental Housing</b>	0	2,000,000	0
<b>NSP3-003, Planning and Administration</b>	7,868.25	399,517	46,947.21

**Project/Activity Index:**

Project #	Project Title	Grantee Activity #	Activity Title
NSP3-001	Acquisition, Rehab, Rent, or Resale	<a href="#">NSP3-001-01</a>	<a href="#">Purchase, Rehabilitate, and Rent, Resale or Resale</a>
NSP3-002	Redevelopment of Vacant Property as Rental Housing	<a href="#">NSP3-002-01</a>	<a href="#">Redevelopment of Vacant Land as Affordable Housing</a>
NSP3-002	Redevelopment of Vacant Property as Rental Housing	<a href="#">NSP3-002-02</a>	<a href="#">Redevelop Vacant Land as Affordable LH Rental</a>
NSP3-003	Planning and Administration	<a href="#">NSP3-003-01</a>	<a href="#">Planning and Administration</a>

## Activities

**Grantee Activity Number:**  
NSP3-001-01

**Activity Category:**  
Acquisition - general

**Project Number:**  
NSP3-001

**Projected Start Date:**  
04/15/2011

**National Objective:**  
NSP Only - LMMI

**Responsible Organization:**  
Seminole County

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

**Activity Title:**  
Purchase, Rehabilitate, and Rent, Resale or Resale

**Activity Status:**  
Under Way

**Project Title:**  
Acquisition, Rehab, Rent, or Resale

**Projected End Date:**  
04/15/2014

**Completed Activity Actual End Date:**

Overall	Jul 1 thru Sep 30, 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>	\$1,273,075.56	\$1,273,075.56
<b>Total Funds Drawdown</b>	\$239,006.51	\$239,006.51
Program Funds Drawdown:	\$239,006.51	\$239,006.51
Program Income Drawdown:	\$0.00	\$0.00
<b>Program Income Received:</b>	\$0.00	\$0.00
<b>Total Funds Expended:</b>	\$239,006.51	\$239,006.51
Seminole County	\$239,006.51	\$239,006.51
<b>Match Contributed:</b>	\$0.00	\$0.00

### Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
<b># of Properties</b>	1	1/13
<b># of Housing Units</b>	1	1/13
<b># of Singlefamily Units</b>	1	1/13

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
<b># of Households</b>	0	0	1	0/4	0/9	1/13	0
<b># Owner Households</b>	0	0	1	0/4	0/9	1/13	0
<b># Renter Households</b>	0	0	0	0/0	0/0	0/0	0

### 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
Black/African American	1	0	0	0	1	0	1	0	0	0	1	0

### Activity Description:

#### Acquisition

In this activity, housing units will be acquired for the benefit of MMH homebuyers under the traditional purchase method, under the acquisition and rehabilitation method, under a lease-purchase agreement, or as long term rentals serving MMH households.

The traditional purchase method will be utilized when moderate and middle income households are assisted to obtain homeownership. The units selected must not require rehabilitation as determined by a State certified home inspector's report. The housing units will be purchased for MMH homebuyers at a price which is affordable to the homebuyer.

The acquisition and rehabilitation method will be utilized when eligible income households select a unit that requires rehabilitation as determined by a State certified home inspector's report. The homebuyer will be partnered with a County approved agency that will be selected as explained below. The rehabilitation will take place prior to resale, or within 90-days of acquisition with approval. Any rebates realized from any rehabilitation or improvements will be deducted from the rehabilitation costs. Following rehabilitation, all housing units must meet or exceed all local building codes. It may be that some foreclosed housing units will be purchased prior to identifying a homebuyer. In this case, County staff will work with the agency to select housing units that, when rehabilitated, are more likely to sell or rent quickly.

The lease-purchase agreement method will be utilized when; low, moderate, and middle income households are assisted to obtain homeownership when the household's credit score is at least 90% of the credit score required by the mortgage lender. Until such time as the applicant is ready to assume ownership of the property, the monthly lease cost of each unit will be that amount which the applicant would pay each month in principal, interest, taxes, and insurance had the applicant purchased the home at the time of the lease-purchase agreement, based on their income (i.e., affordable to the household). The lease-purchase agreement portion of this activity will be targeted at those households whose credit score is at least 90% of the credit score required by the mortgage lender and who, in the mortgage lender's professional opinion and with adequate homeownership counseling, will be able to qualify for first mortgage financing within 18 months. Housing units not purchased within 36 months of acquisition will be converted to long-term rental units under this activity, and may be donated to approved non-profit organizations.

The long term rental method will be utilized with the following approaches; properties purchased through the acquisition and rehabilitation method which are not sold to a qualified MMH household within 90-days of rehabilitation completion, housing units not purchased within 36 months of acquisition under the lease-purchase method, and properties acquired which may be better suited for rental use due to configuration, size, and similar criteria. These properties will be donated to a County approved non-profit organization which will provide property management services and remit excess income from each unit to the County as Program Income during the twenty year affordability period as discussed under the Long Term Affordability section.

#### Rehabilitation

**In order to better coordinate the activities, a Request for Proposals (RFP) covering each of the target areas was issued in February, 2012. Proposals were accepted and reviewed by appropriate County staff. Two Developers were awarded to acquire, rehabilitate, and resell housing units for the NSP3 program.**

**Seminole County also contracted with Habitat for Humanity in Seminole County and Greater Apopka, FL, Inc., apart from the RFP process. This will allow Habitat to purchase, rehabilitate, and resell eligible housing units for eligible homebuyers, without having to compete with other nonprofit and for-profit agencies.**

**To the maximum extent feasible, developers, contractors, and subcontractors used to implement the NSP3 activities will be located within the 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.**

**Each respective agency will work with County approved prospective homebuyers to locate appropriate housing units from the NSP Target Areas. The rehabilitation will take place prior to resale, or within 90-days of acquisition with approval. Should a prospective homebuyer select a home that does not require rehabilitation per the inspection, the homebuyer will not be required to work with an awarded agency. All selected units must be County approved and meet the NSP requirements before the agency or prospective homebuyer purchases the unit.**

#### Sales

**All housing units acquired and rehabilitated through this program will be provided to households at or below 120% of the AMI. To enable affordability, financial assistance may be provided to the homeowner. The funding may reduce interest rates, mortgage principal amounts, provide a second mortgage as a deferred payment 0% interest loan, and/or pay the purchaser's reasonable closing costs. Homebuyer counseling will be required before the sale to the homebuyer. All parties on the deed will be required to have a minimum of 8 hours of homebuyer counseling from a HUD-approved housing counseling agency prior to obtaining a mortgage loan. All loans must be at a fixed rate not to exceed a term of forty (40) years.**

**The price of the home after rehabilitation will be the lower of the appraised value or total development costs. When the homebuyer receives financing from the County in the form of a second mortgage, there will be a required affordability period of twenty years. During the affordability period, \$40,000 of each 0% deferred payment loan, or the entire loan amount if it is less than or equal to \$40,000, will be forgiven at the end of ten years. The Note and Mortgage will ensure that, if the home is sold during the affordability period, the total amount of assistance will be recaptured at the sale. If a property is unable to be sold, it may be converted to rental unit. A twenty-year Restrictive Use Covenant will be imposed on each converted rental unit to guarantee long term affordability and continued occupancy by income eligible households.**

**For homebuyers that are partners with Habitat for Humanity, no financing from the County in the form of a second mortgage will be provided; however, Habitat for Humanity will be required to provide a zero interest mortgage that is affordable to the homeowner. The affordability period will be upheld by a twenty-year Restrictive Use Covenant that will be imposed on the property to ensure resale for future home owner occupancy by MMH.**

**All program income generated by resale or rental will be used to continue approved NSP3 activities until funds are depleted. All units will be purchased at least 1% below the current market appraised value.**

**No displacement of households will take place. Only vacant, foreclosed, and/or abandoned units will be acquired for use in NSP3.**

#### Location Description:

Current Approved Areas

- **The Sterling Meadows vicinity area (21100).**
- **The Alafaya Woods vicinity area (21311, 21309).**
- **The Deer Run area (22106, 22105, 22104)**

#### Activity Progress Narrative:

Seminole County has approved additional areas as part of its NSP3 Action Plan. This combined with the developer's new strategy of pursuing solely REO properties has greatly increased the acquisition activity of the program. The County was able to close on one property, and as of September 30, there were four accepted contract offers with set closing dates. There were also five additional purchase offers submitted for REO properties. The County was also able to successfully complete the rehabilitation of its first NSP3 property.

In addition, the County received TA support from ICF to develop strategies to successfully meet the upcoming expenditure requirement. Several strategies were implemented including addition of areas of greatest need, reduced acquisition and rehabilitation restrictions, and a focus solely placed on REO acquisitions. These changes have been approved locally and will be submitted in an upcoming Substantial Amendment.

**Activity Location:**

Address	City	State	Zip	Status / Accept
2452 Monte Cristo Way	Sanford	Florida	32771-5812	Match / Y

**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:**  
NSP3-002-01

**Activity Title:**  
Redevelopment of Vacant Land as Affordable Housing

**Activity Category:**  
Construction of new housing

**Activity Status:**  
Planned

**Project Number:**  
NSP3-002

**Project Title:**  
Redevelopment of Vacant Property as Rental Housing

**Projected Start Date:**  
05/15/2012

**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)

Overall	Jul 1 thru Sep 30, 2012	To Date
<b>Total Projected Budget from All Sources:</b>	N/A	\$1,500,000.00
<b>Total Budget:</b>	\$0.00	\$1,500,000.00
<b>Total Obligated:</b>	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
Program Funds Drawdown:	\$0.00	\$0.00
Program Income Drawdown:	\$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

**Accomplishments Performance Measures**

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	0/9
# of Singlefamily Units	0	0/9

**Beneficiaries Performance Measures**

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/5	0/9	0
# Renter Households	0	0	0	0/0	0/5	0/9	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, and may experience homelessness without substantial subsidies. The County will utilize \$2,000,000 for the acquisition, redevelopment and/or rehabilitation of vacant and/or abandoned residential, commercial and/or industrial properties for the purpose of providing permanent affordable housing. In order to better coordinate the activities within the target area, a separate Notice of Funding Availability (NOFA) will be issued that identifies three (3) eligible census tracts where the project may be located. Proposals will be accepted and reviewed by appropriate County staff. The review team will make recommendations to the Board of County Commissioners for the funding of respective agency. Upon Board approval, this activity will commence immediately. Only one project will be awarded which must be located within one of the three eligible census tracts as identified in this Action Plan.

The NSP3 Notice requires each grantee, to the maximum extent feasible, provide for the hiring of employees who reside in the vicinity of NSP3 projects or contract with small business that are owned and operated by persons residing in the vicinity of such projects. To the maximum extent feasible, all NOFA respondents will be required to be domiciled in Seminole County and any subcontractor utilized by the successful applicants will be required to be domiciled in Seminole County.

For each housing unit or property developed, a twenty-year Restrictive Use Covenant will be imposed to guarantee affordability and that units are rented to low, moderate or middle income households. The Covenant will ensure that all tenants will meet these income requirements at the time of their initial occupancy during the affordability period.

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](http://www.hud.gov), less the current, appropriate, and respective Utility Allowance, as established by the respective jurisdictional housing authority.

Seminole County intends to use the local (Sanford/Seminole County) YouthBuild affiliate to perform certain construction work for the housing units, without requiring a competitive bidding process.

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 three selected target areas.

No displacement of households will take place.

**Location Description:**

In order to better coordinate the activities within the target area, a separate Notice of Funding Availability (NOFA) will be issued that identifies three (3) eligible census tracts where the project may be located. Only one project will be awarded which must be located within one of the three eligible census tracts as identified in this Action Plan.

- **The East Altamonte vicinity area (22001, 21902)**
- The Oviedo vicinity area (21308)
- **The Antigua Bay vicinity area (22101).**

**Activity Progress Narrative:**

Due to funding requirements and schedule constraints, no further progress will be made on this activity. It will be removed in an upcoming action plan substantial amendment as recommended by ICF technical assistance.

**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:**  
NSP3-002-02

**Activity Category:**  
Construction of new housing

**Activity Title:**  
Redevelop Vacant Land as Affordable LH Rental

**Activity Status:**  
Planned

**Project Number:**  
NSP3-002

**Project Title:**  
Redevelopment of Vacant Property as Rental Housing

**Projected Start Date:**  
05/15/2012

**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)

Overall	Jul 1 thru Sep 30, 2012	To Date
<b>Total Projected Budget from All Sources:</b>	N/A	\$500,000.00
<b>Total Budget:</b>	\$0.00	\$500,000.00
<b>Total Obligated:</b>	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
Program Funds Drawdown:	\$0.00	\$0.00
Program Income Drawdown:	\$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

**Accomplishments Performance Measures**

	This Report Period Total	Cumulative Actual Total / Expected Total
<b># of Housing Units</b>	0	0/3
<b># of Singlefamily Units</b>	0	0/3

**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	0/3	0/0	0/3	0
<b># Renter Households</b>	0	0	0	0/3	0/0	0/3	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 home ownership without substantial subsidies. This activity is also intended to provide affordable and decent housing for special populations (mentally handicapped, autistic, disabled, etc.)

**Location Description:**

In order to better coordinate the activities within the target area, a separate Notice of Funding Availability (NOFA) will be issued that identifies three (3) eligible census tracts where the project may be located. Only one project will be awarded which must be located within one of the three eligible census tracts as identified in this Action Plan.

- **The East Altamonte vicinity area (22001, 21902)**
- The Oviedo vicinity area (21308)
- **The Antigua Bay vicinity area (22101).**

**Activity Progress Narrative:**

Due to funding requirements and schedule constraints, no further progress will be made on this activity. It will be removed in an upcoming action plan substantial amendment as recommended by ICF technical assistance.

**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	Amount
-----------------------	--------

No Other Funding Sources Found

### Activity Supporting Documents:

#### Activity Supporting Documents:

Supporting Documents
None

#### 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

#### Overall

#### Total Projected Budget from All Sources:

#### Jul 1 thru Sep 30, 2012

#### To Date

#### Total Budget:

N/A

\$399,517.00

#### Total Obligated:

\$0.00

\$399,517.00

#### Total Funds Drawdown

\$7,868.25

\$46,947.21

Program Funds Drawdown:

\$7,868.25

\$46,947.21

Program Income Drawdown:

\$0.00

\$0.00

#### Program Income Received:

\$0.00

\$0.00

#### Total Funds Expended:

\$7,868.25

\$46,947.21

Seminole County

\$7,868.25

\$46,947.21

#### 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:

#### 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

#### Amount

No Other Funding Sources Found

### Activity Supporting Documents:

#### Activity Supporting Documents:

<b>Supporting Documents</b>
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None
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