

**Grantee: Seminole County, FL**

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

**October 1, 2010 thru December 31, 2010 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:****Grant Status:**

Active

**Review by HUD:**

Reviewed and Approved

**QPR Contact:**

Leo Luttig

**Disasters:****Declaration Number**

NSP

**Narratives****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 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****This Report Period****To Date****Total Projected Budget from All Sources**

N/A

\$7,019,514.00

**Total CDBG Program Funds Budgeted**

N/A

\$7,019,514.00

**Program Funds Drawdown**

\$293,311.89

\$5,106,923.64

Obligated CDBG DR Funds	(\$106,256.26)	\$6,314,174.71
Expended CDBG DR Funds	\$293,311.89	\$5,106,923.64
Match Contributed	\$0.00	\$0.00
Program Income Received	\$270,953.91	\$936,530.69
Program Income Drawdown	\$147,652.48	\$813,229.26

## 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	\$1,052,927.10	\$0.00
Limit on Admin/Planning	\$701,951.40	\$276,024.42
Limit on State Admin	\$0.00	\$0.00

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,754,878.50	\$3,030,000.00

## Overall Progress Narrative:

The financing mechanism did not experience the demand we had anticipated. All but \$130,000 of the funds initially allocated to the financing mechanism activity have been moved to the acquisition/rehab for rental activity. The acquisition/rehab/resale activity vendors have been successful in recruiting potential clients for the program; however, some of the applicants have experienced some difficulties in obtaining credit. Most of the clients credit problems were able to be solved within a minimal amount of time. A few of the clients will require a longer period of time to solve their credit issues and may not be able to complete the process. A total of 25 homes were acquired for eventual resale to income qualified applicants. Program income generated from the resale of these homes in this activity has been recycled into the Resale and Rental activities to acquire and rehabilitate additional homes. Funds moved to the acquisition/rehab for rental activity will be used to acquire and rehabilitate homes for use as transitional housing. The acquisition/rehab for rental activity has acquired 34 units, 26 of which have been rehabilitated and rented to low income households at below fair market rents. The remaining 8 acquired units are in the process of being rehabilitated, including the seven (7) transitional/group homes that have been acquired. A Request for Information (RFI) was issued in June to local social service agencies to determine if any agencies have a need and desire for additional transitional housing units. Workorders were issued in December to acquire 6 homes for use as transitional housing. The need for additional transitional housing units was identified during the planning stages of the development of the County's 2010-2014 Consolidated Plan.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown

001, Acquisition/Rehab/Resale	\$275,924.54	\$3,157,563.00	\$2,452,977.32
002, Acquisition/Rehab for Rental	\$0.00	\$3,030,000.00	\$2,312,012.38
003, Administration	\$17,387.35	\$701,951.00	\$211,933.94
04, Financing Mechanisms	\$0.00	\$130,000.00	\$130,000.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

## Activities

**Grantee Activity Number:** 0001

**Activity Title:** Soft Second Mortgage Assistance

**Activity Category:**

Acquisition - general

**Project Number:**

04

**Projected Start Date:**

06/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Completed

**Project Title:**

Financing Mechanisms

**Projected End Date:**

12/31/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

Seminole County

**Overall**

**Oct 1 thru Dec 31, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$130,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$130,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$130,000.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$130,000.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$130,000.00
Seminole County	\$0.00	\$130,000.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

NSP Target areas

**Activity Progress Narrative:**

The financing mechanism did not experience any activity during the period.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/2

**Beneficiaries Performance Measures**

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/1	0/1	0/2	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
NSP	\$0.00
Total Other Funding Sources	\$0.00

---

**Grantee Activity Number:** 001a

**Activity Title:** Acquisition for Resale

**Activity Category:**

Acquisition - general

**Project Number:**

001

**Projected Start Date:**

06/01/2009

**Benefit Type:**

N/A

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehab/Resale

**Projected End Date:**

07/31/2011

**Completed Activity Actual End Date:**

**Responsible Organization:**

Seminole County

**Overall**

**Oct 1 thru Dec 31, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$2,632,563.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$2,632,563.00
<b>Program Funds Drawdown</b>	\$254,859.54	\$2,329,356.95
<b>Obligated CDBG DR Funds</b>	(\$15,148.66)	\$2,476,154.60
<b>Expended CDBG DR Funds</b>	\$254,859.54	\$2,329,356.95
Seminole County	\$254,859.54	\$2,329,356.95
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$270,953.91	\$837,155.08
<b>Program Income Drawdown</b>	\$46,368.52	\$514,928.48

**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:**

A total of 25 properties have been acquired and have completed or are undergoing rehabilitation. Sixteen (16) units have been resold to qualifying individuals generating a total of \$936,530.69 (\$837,155.08 posted to the resale acquisition activity and \$99,375.61 posted the resale rehabilitation activity). Five of the 16 resales occurred during this reporting quarter. A few of the clients of this activity have experienced credit issues with their mortgage lender that required their withdrawal from the program. One unit is scheduled to be resold in the second week of January 2011.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	2	25/25

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

Address	City	State	Zip
208 Cabana View Way	Sanford	NA	32771
525 Hillcrest st.	Altamonte Springs	NA	32701

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
NSP	\$0.00
Total Other Funding Sources	\$0.00

---

**Grantee Activity Number:** 001b

**Activity Title:** Rehabilitation of foreclosed properties

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

001

**Projected Start Date:**

07/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehab/Resale

**Projected End Date:**

07/31/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

Seminole County

**Overall**

	<b>Oct 1 thru Dec 31, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$525,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$525,000.00
<b>Program Funds Drawdown</b>	\$21,065.00	\$123,620.37
<b>Obligated CDBG DR Funds</b>	(\$117,304.31)	\$345,292.63
<b>Expended CDBG DR Funds</b>	\$21,065.00	\$123,620.37
Seminole County	\$21,065.00	\$123,620.37
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$99,375.61
<b>Program Income Drawdown</b>	\$65,079.63	\$118,785.44

**Activity Description:**

Rehabilitation single family units through the NSP.

**Location Description:**

Seminole County NSP Target Areas.

**Activity Progress Narrative:**

A total of five houses have completed rehabilitation this quarter and have been sold to income qualified buyers. Of the \$936,530.69 of program income generated from the resale of acquired and rehabilitated home, \$99,375.61 was assigned to the resale rehabilitation activity. Nine houses are in the process of being rehabilitated.

**Accomplishments Performance Measures**

	<b>This Report Period</b>		<b>Cumulative Actual Total / Expected</b>	
	<b>Total</b>		<b>Total</b>	
<b># of Housing Units</b>	2		25/25	

**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 Total Households</b>	3	11	16	3/0	11/0	16/0	87.50

## Activity Locations

Address	City	State	Zip
208 Cabana View Way	Sanford	NA	32771
525 Hillcrest St.	Altamonte Springs	NA	32701

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
NSP	\$0.00
Total Other Funding Sources	\$0.00

---

**Grantee Activity Number:** 002a

**Activity Title:** Acquisition for Rental

**Activity Category:**

Acquisition - general

**Project Number:**

002

**Projected Start Date:**

06/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehab for Rental

**Projected End Date:**

07/31/2011

**Completed Activity Actual End Date:**

**Responsible Organization:**

Seminole County

**Overall**

**Oct 1 thru Dec 31, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$2,470,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$2,470,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$2,005,442.46
<b>Obligated CDBG DR Funds</b>	\$62,772.92	\$2,180,612.24
<b>Expended CDBG DR Funds</b>	\$0.00	\$2,005,442.46
Seminole County	\$0.00	\$2,005,442.46
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$10,364.47	\$95,171.22

**Activity Description:**

Acquisition of properties for rental targeted to low income persons

**Location Description:**

Designated target areas for NSP Program

**Activity Progress Narrative:**

Seven workorders were initiated this quarter to acquire 7 additional housing units, for a combined total of 41. The homes have not yet been purchased. Three (3) houses completed rehabilitation this quarter and has been rented to a low income household at below fair market rent. The total number of homes completed and being rented at below fair market rents since the program began is 26 units. Seven units currently undergoing rehabilitation will be transferred to non-profit agencies in the next quarter for use as transitional housing. Six of the seven workorders issued during the quarter to acquire and rehabilitate qualifying properties will be used as transitional housing.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	34/32

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	20/30	3/2	23/32	100.00

## 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:** 002b

**Activity Title:** Rehabilitation

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

002

**Project Title:**

Acquisition/Rehab for Rental

**Projected Start Date:**

07/01/2009

**Projected End Date:**

06/30/2010

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Seminole County

**Overall**

**Oct 1 thru Dec 31, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$560,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$560,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$306,569.92
<b>Obligated CDBG DR Funds</b>	(\$36,576.21)	\$480,164.24
<b>Expended CDBG DR Funds</b>	\$0.00	\$306,569.92
Seminole County	\$0.00	\$306,569.92
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$20,253.64

**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:**

Seven work orders were initiated this quarter, for a combined total of 41. Three (3) homes completed rehabilitation this quarter and has been rented to a low income household at below fair market rent. Since the inception of the NSP, a total of 26 units have been completed and rented. 7 units undergoing rehabilitation will be transferred to non-profit agencies in the next quarter for use as transitional housing. Six of the 7 workorders issued this quarter to acquire and rehabilitate qualifying homes will be used as transitional housing.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	34/32

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	20/30	3/2	23/32	100.00
# Renter Households	0	0	0	20/30	3/2	23/32	100.00

## Activity Locations

Address	City	State	Zip
446 Gallberry	Altamonte Springs	NA	32714

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
NSP	\$0.00
Total Other Funding Sources	\$0.00

---

**Grantee Activity Number:** 00301

**Activity Title:** General Admin

**Activity Category:**

Administration

**Project Number:**

003

**Projected Start Date:**

06/01/2009

**Benefit Type:**

N/A

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

Administration

**Projected End Date:**

07/31/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

Seminole County

**Overall**

**Oct 1 thru Dec 31, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$701,951.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$701,951.00
<b>Program Funds Drawdown</b>	\$17,387.35	\$211,933.94
<b>Obligated CDBG DR Funds</b>	\$0.00	\$701,951.00
<b>Expended CDBG DR Funds</b>	\$17,387.35	\$211,933.94
Seminole County	\$17,387.35	\$211,933.94
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$25,839.86	\$64,090.48

**Activity Description:**

Program Admin for NSP

**Location Description:**

N/A

**Activity Progress Narrative:**

This activity funds NSP related staff costs, costs associated with properties reviewed but not selected for acquisition, and other program administration costs.

**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

---