

Grantee: Seminole County, FL

Grant: B-08-UN-12-0018

April 1, 2010 thru June 30, 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

Plan Description:**Recovery Needs:****Overall****Total Projected Budget from All Sources****This Report Period**

N/A

To Date

\$7,019,514.00

Total CDBG Program Funds Budgeted

N/A

\$7,019,514.00

Program Funds Drawdown

\$1,077,027.45

\$4,608,735.56

Obligated CDBG DR Funds

(\$46,042.56)

\$6,129,014.82

Expended CDBG DR Funds

\$1,077,027.45

\$4,608,735.56

Match Contributed

\$0.00

\$0.00

Program Income Received

\$485,372.57

\$607,571.00

Program Income Drawdown

\$344,672.30

\$344,672.30

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	28.947%
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	\$183,223.11
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 is on schedule. The activity vendors have been successful in recruiting potential clients for the program. A total of 30 work orders have been issued between the four vendors. Program income generated from the resale of homes from this activity has been recycled into the activity to acquire and rehab additional homes.

The acquisition/rehab for rental activity has acquired 32 units, 22 of which have been rehabilitated and rented to low income households at below fair market rents. The remaining 10 acquired units are in the process of being rehabilitated, including the six (6) transitional/group homes 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. 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	\$595,819.03	\$3,007,563.00	\$2,044,199.20
002, Acquisition/Rehab for Rental	\$428,157.23	\$3,180,000.00	\$2,251,313.25
003, Administration	\$53,051.19	\$701,951.00	\$183,223.11
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

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Financing Mechanisms

Projected End Date:

12/31/2010

Responsible Organization:

Seminole County

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$130,000.00
Total CDBG Program Funds Budgeted	N/A	\$130,000.00
Program Funds Drawdown	\$0.00	\$130,000.00
Obligated CDBG DR Funds	\$0.00	\$130,000.00
Expended CDBG DR Funds	\$0.00	\$130,000.00
Seminole County	\$0.00	\$130,000.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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.

Performance Measures

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

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	Activity Status: Under Way
Project Number: 001	Project Title: Acquisition/Rehab/Resale
Projected Start Date: 06/01/2009	Projected End Date: 07/31/2011
National Objective: NSP Only - LMMI	Responsible Organization: Seminole County

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$2,632,563.00
Total CDBG Program Funds Budgeted	N/A	\$2,632,563.00
Program Funds Drawdown	\$560,972.45	\$1,984,224.65
Obligated CDBG DR Funds	(\$322,205.11)	\$2,306,717.85
Expended CDBG DR Funds	\$560,972.45	\$1,984,224.65
Seminole County	\$560,972.45	\$1,984,224.65
Match Contributed	\$0.00	\$0.00
Program Income Received	\$385,996.96	\$508,195.39
Program Income Drawdown	\$322,205.11	\$322,205.11

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 30 work orders have been issued to acquire qualifying properties. 21 properties have been acquired and have completed or are undergoing rehabilitation. 1 property is under a purchase contract. Ten (10) units have been resold to qualifying individuals generating a total of \$607,571.00 (\$508,195.39 posted to the resale acquisition activity and \$99,375.61 posted the resale rehabilitation activity).

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	10	0/0	0/0	21/25

Activity Locations

Address	City	State	Zip
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165 Plumosus	Altamonte Springs	NA	32701
2200 Winslow	Casselberry	NA	32707
106 Kelly Circle	Sanford	NA	32773
609 Fruitwood	Winter Springs	NA	32708
444 Marathon	Sanford	NA	32771
1025 Spring Garden	Altamonte Springs	NA	32701
585 Walden	Winter Springs	NA	32708

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

Activity Status:

Under Way

Project Number:

001

Project Title:

Acquisition/Rehab/Resale

Projected Start Date:

07/01/2009

Projected End Date:

07/31/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

Seminole County

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$525,000.00
Total CDBG Program Funds Budgeted	N/A	\$525,000.00
Program Funds Drawdown	\$34,846.58	\$59,974.55
Obligated CDBG DR Funds	\$0.00	\$375,000.00
Expended CDBG DR Funds	\$34,846.58	\$59,974.55
Seminole County	\$34,846.58	\$59,974.55
Match Contributed	\$0.00	\$0.00
Program Income Received	\$99,375.61	\$99,375.61
Program Income Drawdown	\$22,467.19	\$22,467.19

Activity Description:

Rehabilitation single family units through the NSP.

Location Description:

Seminole County NSP Target Areas.

Activity Progress Narrative:

Five work orders were issued during the quarter bringing the total number issued for acquisition and rehabilitation to 30 units. A total of six houses have completed rehabilitation this quarter and have been sold to income qualified buyers. Of the \$344,672.30 of program income generated from the resale of acquired and rehabilitated home, \$22,467.19 was assigned to the resale rehabilitation activity.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	10	0/0	0/0	21/25

Activity Locations

Address	City	State	Zip
1025 Spring Garden	Altamonte Springs	NA	32701
165 Plumosus	Altamonte Springs	NA	32701
609 Fruitwood	Winter Springs	NA	32708
106 Kelly Circle	Sanford	NA	32773

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

Activity Status:

Under Way

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

Responsible Organization:

Seminole County

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$2,470,000.00
Total CDBG Program Funds Budgeted	N/A	\$2,470,000.00
Program Funds Drawdown	\$367,881.18	\$1,988,450.80
Obligated CDBG DR Funds	(\$215,788.45)	\$2,165,345.97
Expended CDBG DR Funds	\$367,881.18	\$1,988,450.80
Seminole County	\$367,881.18	\$1,988,450.80
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquisition of properties for rental targeted to low income persons

Location Description:

Designated target areas for NSP Program

Activity Progress Narrative:

Eight houses were acquired this quarter. Four (4) houses have completed rehabilitation this quarter and have been rented to low income households at below fair market rents. The total number of homes completed and being rented a below fair market rents since the program began is 22 units. Work orders were issued this quarter to acquire 2 additional homes for rental to low income households.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	8	0/0	0/0	32/32
# of Households benefitting	20	2	22	20/30	2/2	22/32

Activity Locations

Address	City	State	Zip
215 Panorama	Winter Springs	NA	32708
111 Desoto	Sanford	NA	32773
109 Desoto	Sanford	NA	32773
2105 Hartwell	Sanford	NA	32771

235 Colony	Sanford	NA	32771
108 Deersong	Winter Springs	NA	32708
512 San Gabrielle	Sanford	NA	32771
2814 Central	Sanford	NA	32771

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

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Seminole County

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$560,000.00
Total CDBG Program Funds Budgeted	N/A	\$560,000.00
Program Funds Drawdown	\$60,276.05	\$262,862.45
Obligated CDBG DR Funds	(\$60,000.00)	\$450,000.00
Expended CDBG DR Funds	\$60,276.05	\$262,862.45
Seminole County	\$60,276.05	\$262,862.45
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

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:

Eight work orders were initiated this quarter, for a combined total of 32. Four (4) homes completed rehabilitation this quarter and have been rented to low income households at below fair market rents. Since the inception of the NSP, a total of 22 units have been completed and rented.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	8	0/0	0/0	32/32
# of Households benefitting	3	1	4	20/30	2/2	22/32

Activity Locations

Address	City	State	Zip
111 Desoto	Sanford	NA	32773
512 San Gabrielle	Sanford	NA	32771
109 Desoto	Sanford	NA	32773
2814 Central	Sanford	NA	32771
215 Panorama	Winter Springs	NA	32708

235 Colony	Sanford	NA	32771
2105 Hartwell	Sanford	NA	32771
108 Deersong	Winter Springs	NA	32708

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

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

07/31/2010

Responsible Organization:

Seminole County

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$701,951.00
Total CDBG Program Funds Budgeted	N/A	\$701,951.00
Program Funds Drawdown	\$53,051.19	\$183,223.11
Obligated CDBG DR Funds	\$551,951.00	\$701,951.00
Expended CDBG DR Funds	\$53,051.19	\$183,223.11
Seminole County	\$53,051.19	\$183,223.11
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

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.

Performance Measures

No 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

