

Apr 1, 2011 thru Jun 30, 2011 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

Reviewed By HUD:
Submitted - Await for Review

QPR Contact:
Leo Luttig

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 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
Total CDBG Program Funds Budgeted	N/A	7,019,514
Program Funds Drawdown	312,640.57	5,419,564.21
Program Funds Obligated	-28,948.41	5,974,750.26
Program Funds Expended	312,640.57	5,419,564.21
Match Contributed	0	0
Program Income Received	0	1,299,082.73
Program Income Drawdown	34,131.99	1,299,082.73

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected):		0%
Overall Benefit Percentage (Actual):		0%
Minimum Non-Federal Match	0	0
Limit on Public Services	1,052,927.1	0
Limit on Admin/Planning	701,951.4	359,781.68
Limit on State Admin	0	0

Progress Toward Activity Type Targets

Activity Type	Target	Actual
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Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	1,754,878.5	3,366,115.77

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. Two of the clients were not able to solve their credit issues prior to the end of the developer's contract term and were not be able to continue with the process. These two homes out of the 25 homes that were acquired for eventual resale to income qualified applicants were transferred to the rental activity. A total of 23 households have been assisted over the life of this activity.

Funds moved to the acquisition/rehab for rental activity were used to acquire and rehabilitate homes for use as transitional housing. The acquisition/rehab for rental activity has acquired 37 units, 30 of which have been rehabilitated and rented to low income households at below fair market rents. The remaining 7 acquired units have been being rehabilitated for use as transitional housing. Two of the transitional housing units are occupied, with the remaining 5 to be occupied during the next quarter. The need for 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	40,776.34	2,821,447.23	2,325,019.66
002, Acquisition/Rehab for Rental	234,886.8	3,366,115.77	2,715,633.18
003, Administration	36,977.43	701,951	248,911.37
04, Financing Mechanisms	0	130,000	130,000
9999, Restricted Balance	0	0	0

Project/Activity Index:

Project #	Project Title	Grantee Activity #	Activity Title
04	Financing Mechanisms	0001	Soft Second Mortgage Assistance
9999	Restricted Balance	<i>No activities in this project</i>	
003	Administration	00301	General Admin
001	Acquisition/Rehab/Resale	001a	Acquisition for Resale
		001b	Rehabilitation of foreclosed properties
002	Acquisition/Rehab for Rental	002a	Acquisition for Rental
		002b	Rehabilitation

Activities

Grantee Activity Number:
0001

Activity Title:
Soft Second Mortgage Assistance

Activity Category:
Acquisition - general

Activity Status:
Completed

Project Number:
04

Project Title:
Financing Mechanisms

Projected Start Date:
06/01/2009

Projected End Date:
12/31/2010

National Objective:
NSP Only - LMMI

Completed Activity Actual End Date:

Responsible Organization:
Seminole County

Benefit Type:
Direct Benefit (Households)

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2011
N/A

To Date
130,000

Total CDBG Program Funds Budgeted	N/A	130,000
Program Funds Drawdown	0	130,000
Program Funds Obligated	0	130,000
Program Funds Expended	0	130,000
Seminole County	0	130,000
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Accomplishments Performance Measures

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

	This Report Period Total	Cumulative Actual Total / Expected 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 Households	0	0	0	0/1	0/1	0/2	0
# Owner Households	0	0	0	0/1	0/1	0/2	0

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 is completed. a total of two households were assisted over the life of this activity.

Activity Location:

Address	City	State	Zip
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

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

Completed Activity Actual End Date:

Responsible Organization:
Seminole County

Benefit Type:
Direct Benefit (Households)

	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	2,476,154.6
Total CDBG Program Funds Budgeted	N/A	2,476,154.6
Program Funds Drawdown	11,773.15	2,172,396.1
Program Funds Obligated	-166,184.01	2,172,396.1
Program Funds Expended	-156,960.85	2,172,396.1
Seminole County	-156,960.85	2,172,396.1
Match Contributed	0	0
Program Income Received	0	1,199,707.12
Program Income Drawdown	0	599,218.05

Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

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

Accomplishment performance measures being reported under the rehabilitation activity of this project.

Two homes were transferred to the Rental activity due to the prospective buyers being unable to qualify for a 1st mortgage loan prior to the expiration of the developers agreement. A total of 23 homes were acquired, rehabilitated and resold to low income households.

Activity Location:

Address	City	State	Zip
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

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 - LMIMI

Completed Activity Actual End Date:

Responsible Organization:
Seminole County

Benefit Type:
Direct Benefit (Households)

	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	345,292.63
Total CDBG Program Funds Budgeted	N/A	345,292.63
Program Funds Drawdown	29,003.19	152,623.56
Program Funds Obligated	-41,521.07	152,623.56
Program Funds Expended	29,003.19	152,623.56
Seminole County	29,003.19	152,623.56
Match Contributed	0	0
Program Income Received	0	99,375.61
Program Income Drawdown	0	298,311.62

Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

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

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	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	5	0	0	0	13	5
Black/African American	0	0	0	0	0	0	0	0	0	0	9	0
Other multi-racial	0	0	0	0	0	0	0	0	0	0	1	0
Households Female	0	0	0	0	0	0	0	0	0	0	17	17

Activity Description:

Rehabilitation single family units through the NSP.

Location Description:

Seminole County NSP Target Areas.

Activity Progress Narrative:

Two homes were transferred to the Rental activity due to the prospective buyers being unable to qualify for a 1st mortgage loan prior to the expiration of

the developers agreement. A total of 23 homes were acquired, rehabilitated and resold to low income households.

Activity Location:

Address	City	State	Zip
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

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

Completed Activity Actual End Date:

Responsible Organization:
Seminole County

Benefit Type:
Direct Benefit (Households)

	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	2,806,115.77
Total CDBG Program Funds Budgeted	N/A	2,806,115.77
Program Funds Drawdown	100,355.05	2,274,531.51
Program Funds Obligated	158,859.07	2,308,255.14
Program Funds Expended	269,089.05	2,274,531.51
Seminole County	269,089.05	2,274,531.51
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	34,131.99	179,093.76

Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

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

Cumulative Race Total

This Report Period	Cumulative Actual Total
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Direct Benefit (Households)	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	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	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:

Accomplishment performance measures are being reported under the rehabilitation activity of this project.

A total of 30 homes were acquired, rehabilitated and rented to low income households at below market rates. An additional 7 homes were were acquired and rehabilitated for use as transitional housing.

Activity Location:

Address	City	State	Zip
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	

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

Completed Activity Actual End Date:

Responsible Organization:
Seminole County

Benefit Type:
Direct Benefit (Households)

	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	560,000
Total CDBG Program Funds Budgeted	N/A	560,000
Program Funds Drawdown	134,531.75	441,101.67
Program Funds Obligated	19,897.6	509,524.46
Program Funds Expended	134,531.75	441,101.67
Seminole County	134,531.75	441,101.67
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	111,588.99

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	5	32/32

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	5	0	5	31/30	1/2	32/32	100
# Renter Households	5	0	5	31/30	1/2	32/32	100

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	Total Hispanic/Latino	Total Hispanic/Latino	Total Hispanic/Latino	Total Hispanic/Latino	Total Hispanic/Latino	Total Hispanic/Latino
White	0	0	1	0	1	0	0	0	13	6	13	6
Black/African American	0	0	4	0	4	0	0	0	18	0	18	0
Black/African American and White	0	0	0	0	0	0	0	0	1	0	1	0
Households Female	0		3		3		0		24		24	

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:

Three units completed rehabilitation and were rented to income qualifying tenants at below market rates. A total of 30 units have been acquired and rehabilitated since the beginning of the program and rented to income qualifying tenants at below market rates. An additional 7 acquired units have completed rehabilitation and will be used as transitional housing or below market rate rental units. Two of the transitional housing units are occupied, with the remaining 5 expected to be occupied during the next quarter.

Activity Location:

Address	City	State	Zip
444 Marathon	Sanford	NA	32771
2601 Marshall	Sanford	NA	32773
156 Gleason	Sanford	NA	32773
2105 Hartwell	Sanford	NA	32771
2814 Central	Sanford	NA	32771

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

Grantee Activity Number:

Activity Title:

00301

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

	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	701,951
Total CDBG Program Funds Budgeted	N/A	701,951
Program Funds Drawdown	36,977.43	248,911.37
Program Funds Obligated	0	701,951
Program Funds Expended	36,977.43	248,911.37
Seminole County	36,977.43	248,911.37
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	110,870.31

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

Activity Location:

Address	City	State	Zip
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	