

**Grantee: Lake County, FL**

**Grant: B-08-UN-12-0008**

**July 1, 2010 thru September 30, 2010 Performance Report**

**Grant Number:**  
B-08-UN-12-0008

**Obligation Date:**

**Grantee Name:**  
Lake County, FL

**Award Date:**

**Grant Amount:**  
\$3,136,967.00

**Contract End Date:**

**Grant Status:**  
Active

**Review by HUD:**  
Reviewed and Approved

**QPR Contact:**  
No QPR Contact Found

## **Disasters:**

**Declaration Number**  
NSP

## **Narratives**

### **Areas of Greatest Need:**

As of October 31 the number of foreclosed properties in Lake County is in excess of 3,100. The majority of these foreclosed properties are located within the city limits of both Lake County's CDBG entitlement partner communities and non-partner small cities throughout the County. Very few areas which could be considered the greatest need areas are actually in the County's non-incorporated land area. Therefore, Lake County has determined that our service area and the target areas have been selected based on areas of greatest need and not restricted by geographic local government boundaries. Those communities which are currently Lake County CDBG Entitlement partners include Astatula, Lady Lake, Montverde, and Tavares. For those communities which are not currently entitlement partners with Lake County, a Memorandum of Understanding (MOU) will be established to grant authority to operate the NSP within their jurisdictional boundaries. Specifically the service areas will include: the Eustis area (Zip Codes 32726 & 32736); the Clermont area (Zip Code 34711); the Leesburg area (Zip Codes 34748 & 34788) and the City of Lady Lake (Zip Code 32159).

On March 16, 2010, the Lake County Board of County Commissioners approved an amendment to the NSP plan. The amendment requests adding census tracts and also adding Eligible Use E: Redevelop Demolished or Vacant Properties to the original plan. During the implementing of the NSP plan, while working in conjunction with the NSP Partners, the Community Based Organizations (CBO's), the need to expand our Areas of Greatest Need (AGN) has been expressed. The specific reasons for this need are as follows: 1. Strong competition from private investors in the purchase of foreclosed properties is negatively impacting the number of available properties in the currently selected areas. 2. In researching the inventory of available properties for NSP, our CBO's have identified a greater number of foreclosed properties in other surrounding areas of Lake County. 3. The County and its CBO Partners believe an expansion of the Areas of Greatest Need will result in strengthening our ability to revitalize the original and additional areas.

The addition of Eligible Use E will allow the County to fund projects such as the one requested by the Friends of Ferndale (FOF). The FOF has requested funds to purchase an abandoned property and rehabilitate it for use as a community center. Adding Eligible Use E would also make it possible for the CBO's to purchase properties that are no longer habitable, demolish the current structure, and redevelop the property by constructing a new home on the property.

The amendment has been sent to the HUD, Jacksonville Field Office for approval.

### **Distribution and Uses of Funds:**

In Lake County we carefully selected our target areas and therefore where NSP funding will be distributed in accordance with the Housing and Economic Recovery Act (HERA) need factors identifying the areas of greatest need by determining the greatest percentage of homes in foreclosure, areas with the highest percentage of homes financed by a subprime mortgage and areas where there is likely to face a significant rise in the rate of home foreclosures. Those areas specifically will include: the Eustis area (Zip Codes 32726 & 32736); the Clermont area (Zip Code 34711); the Leesburg area (Zip Codes 34748 & 34788) and the City of Lady Lake (Zip Code 32159). Our primary source of data was provided by HUD from their Foreclosure and Abandonment Risk Score Analysis published on HUD's website. Also, information was gathered from local provider groups including the Lake-Sumter, FL Habitat for Humanity; national data resources such as RealtyTrac.com and MortgageBankers.com; and information available from the Lake County Department of Community Services.

On March 16, 2010, the Lake County Board of County Commissioners approved an amendment to add new census tracts to the NSP plan. The new census tracts, all of which have scores of 19 or 20 on HUD's latest Foreclosure Risk data, are as follows: 0304.02 Fruitland Park; 0308.01 Tavares; 0309.11 Mount Dora; 0312.01 Mascotte and Groveland; 0313.01 Ferndale; 0313.03 south part of Clermont; and 0313.04 Minneola and eastern part of Clermont. The County and its partners will continue to serve the original AGN's, but believe the addition of the aforementioned census tracts is in the best interest of the program and the families the County and its Partners seek to serve. The addition of Eligible Use E: Redevelop Demolished or Vacant Properties will allow for projects such as the one requested by the Friends of Ferndale and for the CBO's to demolish and redevelop a property where the situation calls for such a solution.

**Definitions and Descriptions:**

**Low Income Targeting:**

**Acquisition and Relocation:**

**Public Comment:**

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
Total Projected Budget from All Sources	N/A	\$3,700,000.95
Total CDBG Program Funds Budgeted	N/A	\$3,136,967.00
Program Funds Drawdown	\$640,570.41	\$2,346,919.92
Obligated CDBG DR Funds	\$1,201,947.21	\$3,136,967.00
Expended CDBG DR Funds	\$635,211.75	\$1,796,737.98
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

**Progress Toward Required Numeric Targets**

<b>Requirement</b>	<b>Required</b>	<b>To Date</b>
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$470,545.05	\$0.00
Limit on Admin/Planning	\$313,696.70	\$220,969.12
Limit on State Admin	\$0.00	\$0.00

**Progress Toward Activity Type Targets**

**Progress Toward National Objective Targets**

<b>National Objective</b>	<b>Target</b>	<b>Actual</b>
NSP Only - LH - 25% Set-Aside	\$784,241.75	\$1,153,500.86

## Overall Progress Narrative:

As of September 30, 2010, Lake County and its community partner agencies have acquired 28 foreclosed homes, with one more property purchase pending. 15 of those homes have been rehabilitated and sold to very low, low and moderate income households. 10 more of those homes are in the process of being rehabilitated for the purpose of selling them in the near future. Of our three rental homes, one will be occupied in this next quarter, and two are under rehab. All of our funds have been obligated, with 37% of the funding obligated toward assisting the very low income population.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Administration	\$52,842.40	\$309,467.00	\$220,969.12
2, Purchase and Rehab	\$587,728.01	\$2,827,500.00	\$2,125,950.80
3, Demolition	\$0.00	\$0.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

## Activities

**Grantee Activity Number:** 01-01  
**Activity Title:** County Admin-2082350

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

1

**Project Title:**

Administration

**Projected Start Date:**

04/15/2009

**Projected End Date:**

07/31/2013

**Benefit Type:**

N/A

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

Lake County Board of County Commissioners

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$119,467.00
Total CDBG Program Funds Budgeted	N/A	\$119,467.00
Program Funds Drawdown	\$25,462.15	\$94,708.87
Obligated CDBG DR Funds	\$0.00	\$119,467.00
Expended CDBG DR Funds	\$22,316.24	\$72,798.02
Lake County Board of County Commissioners	\$22,316.24	\$72,798.02
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

**Activity Description:**

NSP Program Administration funds will be utilized to pay reasonable and necessary expenses of implementing Activities # 1 and #2 as described in the NSP plan including County staff salaries and overhead and the engagement of a consulting firm to provide assistance.

**Location Description:**

The administration of the NSP funding will take place mainly at the office in Tavares, Florida. however, it will also cover the areas of greatest need that have been identified as the cities of Eustis, Leesburg, Clermont, and Lady Lake.

**Activity Progress Narrative:**

County Staff continues to manage the overall program. The management and administration of the program continues to flow smoothly. Financial management of the program is firmly in place and we continually review expenses to ensure the goals of the program. County staff has daily communication with our partners and they give us realtime updates of their progress. County Staff visit the partner agencies at least quarterly to monitor their record keeping and financial activities.

**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

---

**Grantee Activity Number:** 01-02  
**Activity Title:** Management Consultant-830340

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

1

**Project Title:**

Administration

**Projected Start Date:**

05/01/2009

**Projected End Date:**

07/31/2013

**Benefit Type:**

N/A

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

Guardian/Langton Associates

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$180,000.00
Total CDBG Program Funds Budgeted	N/A	\$180,000.00
Program Funds Drawdown	\$27,380.25	\$116,260.25
Obligated CDBG DR Funds	\$0.00	\$180,000.00
Expended CDBG DR Funds	\$25,167.50	\$90,546.50
Guardian/Langton Associates	\$25,167.50	\$90,546.50
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

**Activity Description:**

NSP Program Administration funds will be utilized to pay reasonable and necessary expenses of implementing Activities # 1 and #2 as described in the NSP plan including County staff salaries and overhead and the engagement of a consulting firm to provide assistance.

**Location Description:**

The Guardian/Langton offices are located in Mascotte and Jacksonville, Florida. Their administrative duties will take place mainly at those offices and the Lake County Community Services Office in Tavares, Florida. However, it will also cover the areas of greatest need that have been identified as the cities of Eustis, Leesburg, Clermont, and Lady Lake.

**Activity Progress Narrative:**

Guardian continues to work closely with County staff in the implementation of the program. With regard to ongoing project implementation, Guardian team members screen all properties initially via desktop for basic NSP eligibility, and then perform regular site visits to all properties to ensure NSP compliance, and perform final inspections on all properties prior to approval for closing. Additionally, Guardian maintains a duplicate file system so that they can answer questions from the County and their partners in real-time. Guardian provides regular NSP technical support on program guidelines to both County staff and County partners. Guardian also monitors the partner programs with County Staff to ensure compliance with NSP record-keeping requirements.

**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

---

**Grantee Activity Number:** 02-01A1  
**Activity Title:** Habitat-Acquisition-LI

**Activity Category:**

Acquisition - general

**Project Number:**

2

**Projected Start Date:**

10/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Purchase and Rehab

**Projected End Date:**

09/30/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

Lake-Sumter Habitat for Humanity

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,126,067.90
Total CDBG Program Funds Budgeted	N/A	\$563,033.95
Program Funds Drawdown	\$156,630.04	\$490,034.17
Obligated CDBG DR Funds	\$229,629.82	\$563,033.95
Expended CDBG DR Funds	\$156,630.04	\$490,034.17
Lake-Sumter Habitat for Humanity	\$156,630.04	\$490,034.17
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

**Activity Description:**

Habitat will purchase foreclosed properties to rehab and then resell to income eligible buyers.

**Location Description:**

Program activities will be implemented in the areas of greatest interest as described in Lake County's NSP Action Plan and its amendments.

**Activity Progress Narrative:**

In this quarter, Habitat purchased two homes and both homes are in currently in the rehab phase.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	2	7/10

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	8/10
# of Singlefamily Units	0	0/10

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	2/10	0/0	2/10	100.00

## Activity Locations

Address	City	State	Zip
1675 Hollywood Ave.	Eustis	NA	32726
333 Ryans Ridge	Eustis	NA	32726

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$563,033.95
Total Other Funding Sources	\$563,033.95

---

**Grantee Activity Number:** 02-01A2  
**Activity Title:** Habitat-Acquisition-MMI

**Activity Category:**

Acquisition - general

**Activity Status:**

Under Way

**Project Number:**

2

**Project Title:**

Purchase and Rehab

**Projected Start Date:**

10/01/2009

**Projected End Date:**

09/30/2010

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Lake-Sumter Habitat for Humanity

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

**Activity Description:**

Habitat for Humanity will purchase foreclosed properties to rehab and then resell to income eligible buyers.

**Location Description:**

Program activities will be implemented in the areas of greatest need as described in Lake County's NSP Action Plan and its amendments.

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

No Accomplishments Performance Measures found.

**Beneficiaries Performance Measures**

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

**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:** 02-01B1  
**Activity Title:** Habitat-Rehab-LI

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Under Way

**Project Number:**  
 2

**Project Title:**  
 Purchase and Rehab

**Projected Start Date:**  
 10/01/2009

**Projected End Date:**  
 09/30/2010

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

**Completed Activity Actual End Date:**

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

**Responsible Organization:**  
 Lake-Sumter Habitat for Humanity

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$195,774.47
Total CDBG Program Funds Budgeted	N/A	\$195,774.47
Program Funds Drawdown	\$0.00	\$29,161.32
Obligated CDBG DR Funds	\$166,613.15	\$195,774.47
Expended CDBG DR Funds	\$0.00	\$29,161.32
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

**Activity Description:**

Habitat will rehabilitate the foreclosed properties purchased during the acquisition phase of the project.

**Location Description:**

Program activities will be implemented in the areas of greatest need as described in Lake County's NSP Action Plan and its amendments.

**Activity Progress Narrative:**

In this quarter, Habitat purchased and is rehabilitating two properties. Please note, last quarter we reported 1128 Clifford as being under rehab in error. Please remove this property.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	2	6/10
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	6/10
# of Singlefamily Units	0	0/10

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	2/10	0/0	2/10	100.00
# Owner Households	0	0	0	0/10	0/0	0/10	0

## Activity Locations

Address	City	State	Zip
333 Ryans Ridge	Eustis	NA	32726
1675 Hollywood Ave.	Eustis	NA	32726

## 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:** 02-01B2  
**Activity Title:** Habitat-Rehab-MMI

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Under Way

**Project Number:**  
 2

**Project Title:**  
 Purchase and Rehab

**Projected Start Date:**  
 10/01/2009

**Projected End Date:**  
 09/30/2010

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

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 Lake-Sumter Habitat for Humanity

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

**Activity Description:**

Habitat will rehabilitate the foreclosed properties that were purchased during the acquisition phase of the project.

**Location Description:**

Program activities will be implemented in the areas of greatest need as described in Lake County's NSP Action Plan and its amendments.

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

No Accomplishments Performance Measures found.

**Beneficiaries Performance Measures**

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

**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:** 02-02A1  
**Activity Title:** HIP-Acquisition-LI

**Activity Category:**

Acquisition - general

**Project Number:**

2

**Projected Start Date:**

10/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Purchase and Rehab

**Projected End Date:**

09/30/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

Homes in Partnership

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$290,280.68
Total CDBG Program Funds Budgeted	N/A	\$290,280.68
Program Funds Drawdown	\$57,810.00	\$290,280.68
Obligated CDBG DR Funds	\$290,280.68	\$290,280.68
Expended CDBG DR Funds	\$57,810.00	\$57,810.00
Homes in Partnership	\$57,810.00	\$57,810.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

**Activity Description:**

Homes in Partnership will purchase foreclosed properties to rehab and then resell to income eligible buyers.

**Location Description:**

Program activities will be implemented in the areas of greatest need as described in Lake County's NSP Action Plan and its amendments.

**Activity Progress Narrative:**

In this quarter, funds were drawn down to reimburse the County for homes purchased in the prior quarter. Also, 906 Magnolia was reported last quarter in the MMI category, but is reclassified here as LI.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	3/4

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	3/4
# of Singlefamily Units	0	0/4

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	2/4	0/0	2/4	100.00

## Activity Locations

Address	City	State	Zip
906 Magnolia St.	Leesburg	NA	34748

## 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:** 02-02A2  
**Activity Title:** HIP-Acquisition-MMI

**Activity Category:**

Acquisition - general

**Project Number:**

2

**Projected Start Date:**

10/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Purchase and Rehab

**Projected End Date:**

09/30/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

Homes in Partnership

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$746,901.41
Total CDBG Program Funds Budgeted	N/A	\$746,901.41
Program Funds Drawdown	\$87,330.00	\$746,901.40
Obligated CDBG DR Funds	(\$232,470.67)	\$746,901.41
Expended CDBG DR Funds	\$87,330.00	\$476,815.54
Homes in Partnership	\$87,330.00	\$476,815.54
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

**Activity Description:**

Homes in Partnership will purchase foreclosed properties to rehab and then resell to income eligible buyers.

**Location Description:**

Program activities will be implemented in the areas of greatest need as described in Lake County's NSP Action Plan and its amendments.

**Activity Progress Narrative:**

In this quarter, the County drew down funds for a property purchased last quarter.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	10/8

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	13/8
# of Singlefamily Units	0	0/8

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	3/8	3/8	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:** 02-02B1  
**Activity Title:** HIP-Rehab-LI

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Under Way

**Project Number:**  
 2

**Project Title:**  
 Purchase and Rehab

**Projected Start Date:**  
 10/01/2009

**Projected End Date:**  
 09/30/2010

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

**Completed Activity Actual End Date:**

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

**Responsible Organization:**  
 Homes in Partnership

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$104,411.76
Total CDBG Program Funds Budgeted	N/A	\$104,411.76
Program Funds Drawdown	\$31,617.64	\$73,221.76
Obligated CDBG DR Funds	\$104,411.76	\$104,411.76
Expended CDBG DR Funds	\$31,617.64	\$31,617.64
Homes in Partnership	\$31,617.64	\$31,617.64
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

**Activity Description:**

Homes in Partnership will rehabilitate the foreclosed properties purchased during the acquisition phase of the project.

**Location Description:**

Program activities will be implemented in the areas of greatest need as described in Lake County's NSP Action Plan and its amendments.

**Activity Progress Narrative:**

During this quarter, rehab was completed on all low income homes, and homeowners have moved in. Funds were drawn down to reimburse the County for homes rehabilitated and developer fees that were paid. Also, 906 Magnolia was reported last quarter as MMI, but is reclassified here as LI.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	4/4
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	4/4
# of Singlefamily Units	0	0/4

**Beneficiaries Performance Measures**

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	4	0	4	4/0	0/0	4/0	100.00
# Owner Households	0	0	0	0/0	0/0	0/0	0

**Activity Locations**

Address	City	State	Zip
906 Magnolia St.	Leesburg	NA	34748

**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:** 02-02B2  
**Activity Title:** HIP-Rehab-MMI

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Under Way

**Project Number:**  
 2

**Project Title:**  
 Purchase and Rehab

**Projected Start Date:**  
 10/01/2009

**Projected End Date:**  
 09/30/2010

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

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 Homes in Partnership

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$172,805.93
Total CDBG Program Funds Budgeted	N/A	\$172,805.93
Program Funds Drawdown	\$40,109.21	\$84,324.89
Obligated CDBG DR Funds	\$86,986.13	\$172,805.93
Expended CDBG DR Funds	\$40,109.21	\$125,929.01
Homes in Partnership	\$40,109.21	\$125,929.01
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

**Activity Description:**

Homes in Partnership will rehabilitate the foreclosed properties purchased during the acquisition phase of the project.

**Location Description:**

Program activities will be implemented in the areas of greatest need as described in Lake County's NSP Action Plan and its amendments.

**Activity Progress Narrative:**

During this quarter owners moved into 3221 White Blossom Lane and 906 Magnolia Street. Homes in Partnership is actively recruiting homeowners for 2221 Mispah Avenue and 14502 Pointe East Trail.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	12/12

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	12/12
# of Singlefamily Units	0	0/12

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	5/12	5/12	100.00
# Owner Households	0	0	0	0/0	0/12	0/12	0

## 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:** 02-03A1  
**Activity Title:** LHA-Acquisition-LI

**Activity Category:**

Acquisition - general

**Project Number:**

2

**Projected Start Date:**

10/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Purchase and Rehab

**Projected End Date:**

09/30/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

Leesburg Housing Authority

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

**Activity Description:**

Leesburg Housing Authority will purchase foreclosed properties to rehab and then resell to income eligible buyers.

**Location Description:**

Program activities will be implemented in the areas of greatest need as described in Lake County's NSP Action Plan and its amendments.

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

No Accomplishments Performance Measures found.

**Beneficiaries Performance Measures**

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

**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:** 02-03A2  
**Activity Title:** LHA-Acquisition-MMI

**Activity Category:**

Acquisition - general

**Project Number:**

2

**Projected Start Date:**

10/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Purchase and Rehab

**Projected End Date:**

09/30/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

Leesburg Housing Authority

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$424,435.50
Total CDBG Program Funds Budgeted	N/A	\$424,435.50
Program Funds Drawdown	\$105,693.50	\$219,197.16
Obligated CDBG DR Funds	\$310,931.84	\$424,435.50
Expended CDBG DR Funds	\$105,693.50	\$219,197.16
Leesburg Housing Authority	\$105,693.50	\$219,197.16
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

**Activity Description:**

Leesburg Housing Authority will purchase foreclosed properties to rehab and then resell to income eligible buyers.

**Location Description:**

Program activities will be implemented in the areas of greatest need as described in Lake County's NSP Action Plan and its amendments.

**Activity Progress Narrative:**

This quarter, Leesburg purchased one property. Leesburg has another property under contract and is working actively to close on it (2617 Athens Drive, Leesburg).

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	4/3

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	4/3
# of Singlefamily Units	0	0/3

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	0/3	0/3	0

## Activity Locations

Address	City	State	Zip
2125 Anoka Way	Leesburg	NA	34748

## 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:** 02-03B2  
**Activity Title:** LHA-Rehab-MMI

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Under Way

**Project Number:**  
 2

**Project Title:**  
 Purchase and Rehab

**Projected Start Date:**  
 10/01/2009

**Projected End Date:**  
 09/30/2010

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

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 Leesburg Housing Authority

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$95,564.50
Total CDBG Program Funds Budgeted	N/A	\$95,564.50
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$95,564.50	\$95,564.50
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

**Activity Description:**

The Leesburg Housing Authority will rehabilitate the foreclosed properties purchased during the acquisition phase of the project.

**Location Description:**

Program activities will be implemented in the areas of greatest need as described in Lake County's NSP Action Plan and its amendments.

**Activity Progress Narrative:**

This quarter, Leesburg has commenced rehab on the above three properties, and we expect rehab to be complete next quarter.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/3
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/3
# of Singlefamily Units	0	0/3

**Grantee Activity Number:** 02-04A  
**Activity Title:** Lifestream-Acquisition-MMI

**Activity Category:**

Acquisition - general

**Activity Status:**

Under Way

**Project Number:**

2

**Project Title:**

Purchase and Rehab

**Projected Start Date:**

10/01/2009

**Projected End Date:**

09/30/2010

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

LifeStream

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$108,537.62
Total CDBG Program Funds Budgeted	N/A	\$108,537.62
Program Funds Drawdown	\$108,537.62	\$108,537.62
Obligated CDBG DR Funds	\$108,537.62	\$108,537.62
Expended CDBG DR Funds	\$108,537.62	\$108,537.62
LifeStream	\$108,537.62	\$108,537.62
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

**Activity Description:**

Lifestream will purchase foreclosed properties to rehab and then be used as supportive housing for the clients who participate in various LifeStream programs.

**Location Description:**

Program activities will be implemented in the areas of greatest need as described in Lake County's NSP Action Plan and its amendments.

**Activity Progress Narrative:**

In this quarter, LifeStream purchased two properties, and rehab is under way.

**Accomplishments Performance Measures**

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

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

**Beneficiaries Performance Measures**

**No Beneficiaries Performance Measures found.**

**Activity Locations**

<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
11339 Grove Street	Leesburg	NA	34788
12327 N. Putney Ct.	Leesburg	NA	34788

**Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found**

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

---

**Grantee Activity Number:** 02-04B  
**Activity Title:** LifeStream-Rehab-MMI

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Under Way

**Project Number:**  
 2

**Project Title:**  
 Purchase and Rehab

**Projected Start Date:**  
 10/01/2009

**Projected End Date:**  
 09/30/2010

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

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 LifeStream

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$41,462.38
Total CDBG Program Funds Budgeted	N/A	\$41,462.38
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$41,462.38	\$41,462.38
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

**Activity Description:**

LifeStream will rehabilitate the foreclosed properties purchased during the acquisition phase of the project.

**Location Description:**

Program activities will be implemented in the areas of greatest need as described in Lake County's NSP Action Plan and its amendments.

**Activity Progress Narrative:**

In this quarter, rehab has commenced for the above two properties.

**Accomplishments Performance Measures**

No Accomplishments Performance Measures found.

**Beneficiaries Performance Measures**

No Beneficiaries Performance Measures found.

### Activity Locations

Address	City	State	Zip
12327 N. Putney Ct.	Leesburg	NA	34788
11339 Grove Street	Leesburg	NA	34788

### 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:** 02-05B  
**Activity Title:** NewBeginnings-Rehab-MMI

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Under Way

**Project Number:**  
 2

**Project Title:**  
 Purchase and Rehab

**Projected Start Date:**  
 10/01/2009

**Projected End Date:**  
 09/30/2010

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

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 New Beginnings

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$9,291.80
Total CDBG Program Funds Budgeted	N/A	\$9,291.80
Program Funds Drawdown	\$0.00	\$9,291.80
Obligated CDBG DR Funds	\$0.00	\$9,291.80
Expended CDBG DR Funds	\$0.00	\$9,291.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

**Activity Description:**

New Beginnings will rehabilitate the foreclosed property purchased during the acquisition phase of the project.

**Location Description:**

Program activities will be implemented in the areas of greatest need as described in Lake County's NSP Action Plan and its amendments.

**Activity Progress Narrative:**

As noted in our overall progress narrative, the County is scheduling quarterly visits with all of our partners to monitor record keeping and financial practices.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/1
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/1
# of Singlefamily Units	0	0/1

## Beneficiaries Performance Measures

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

## 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	

---