

Grantee: Lake County, FL

Grant: B-08-UN-12-0008

January 1, 2013 thru March 31, 2013 Performance Report



Grant Number:

B-08-UN-12-0008

Obligation Date:**Award Date:****Grantee Name:**

Lake County, FL

Contract End Date:

03/19/2013

Review by HUD:

Reviewed and Approved

Grant Amount:

\$3,136,967.00

Grant Status:

Active

QPR Contact:

Shawna Sue Chancey

Estimated PI/RL Funds:

\$0.00

Total Budget:

\$3,136,967.00

Disasters:

Declaration Number

No Disasters Found

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 through-out 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 and Uses of Funds:

In Lake County we carefully selected our target areas and therefore where NSP funding will be distributed in accordance 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:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$3,700,000.95
Total Budget	\$0.00	\$3,136,967.00
Total Obligated	(\$29,316.94)	\$3,076,373.35
Total Funds Drawdown	\$0.00	\$3,071,188.89
Program Funds Drawdown	\$0.00	\$3,071,188.89
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$3,071,188.89
Match Contributed	\$0.00	\$0.00

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	\$470,545.05	\$0.00
Limit on Admin/Planning	\$313,696.70	\$309,467.00
Limit on State Admin	\$0.00	\$309,467.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$784,241.75	\$1,184,777.57



Overall Progress Narrative:

There has been no activity this quarter, however the City of Leesburg expects a refund from title insurance held on a property that fell through. The City will then reimburse Lake County for these funds.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Administration	\$0.00	\$309,467.00	\$309,467.00
2, Purchase and Rehab	\$0.00	\$2,827,500.00	\$2,761,721.89
3, Demolition	\$0.00	\$0.00	\$0.00



Activities

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

Activity Category:

Administration

Project Number:

1

Projected Start Date:

04/15/2009

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

07/31/2013

Completed Activity Actual End Date:

Responsible Organization:

Lake County Board of County Commissioners

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$141,626.75
Total Budget	\$0.00	\$141,626.75
Total Obligated	\$0.00	\$141,626.75
Total Funds Drawdown	\$0.00	\$141,626.75
Program Funds Drawdown	\$0.00	\$141,626.75
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$141,626.75
Lake County Board of County Commissioners	\$0.00	\$141,626.75
Match Contributed	\$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:

No activity

Accomplishments Performance Measures

No Accomplishments Performance Measures found.



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
			Florida	-	Not Validated / N

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:	ManagementConsultant-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:

()

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Guardian/Langton Associates

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$157,840.25
Total Budget	\$0.00	\$157,840.25
Total Obligated	\$0.00	\$157,840.25
Total Funds Drawdown	\$0.00	\$157,840.25
Program Funds Drawdown	\$0.00	\$157,840.25
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$157,840.25
Guardian/Langton Associates	\$0.00	\$157,840.25
Match Contributed	\$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:

No activity.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
			Florida	-	Not Validated / N

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 (HouseHold)

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

	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$563,033.95
Total Budget	\$0.00	\$563,033.95
Total Obligated	\$0.00	\$563,033.95
Total Funds Drawdown	\$0.00	\$560,707.89
Program Funds Drawdown	\$0.00	\$560,707.89
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$560,707.89
Lake-Sumter Habitat for Humanity	\$0.00	\$560,707.89
Match Contributed	\$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:

No activity.

Accomplishments Performance Measures

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



Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

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	\$0.00



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 (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Lake-Sumter Habitat for Humanity

Overall

	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$195,774.47
Total Budget	\$0.00	\$195,774.47
Total Obligated	(\$29,316.94)	\$166,457.53
Total Funds Drawdown	\$0.00	\$166,457.53
Program Funds Drawdown	\$0.00	\$166,457.53
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$166,457.53
Match Contributed	\$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:

Accomplishments Performance Measures

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

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



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	7/10	1/0	8/10	100.00
# Owner Households	0	0	0	7/10	1/0	8/10	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

