

Grantee: Orange County, FL

Grant: B-08-UN-12-0012

October 1, 2016 thru December 31, 2016 Performance



Grant Number:

B-08-UN-12-0012

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

Orange County, FL

Contract End Date:

03/09/2013

Review by HUD:

Submitted - Await for Review

Grant Award Amount:

\$27,901,773.00

Grant Status:

Active

QPR Contact:

Damaris Aberasturia

LOCCS Authorized Amount:

\$27,901,773.00

Estimated PI/RL Funds:

\$18,236,463.25

Total Budget:

\$46,138,236.25

Disasters:

Declaration Number

No Disasters Found

Narratives

Areas of Greatest Need:

Despite years of steady growth and a vigorous housing market, Orange County now faces a severe housing market decline due to the ripple effects of a weakening economy. Last spring, WFTV-Channel 9 reported that Orlando has more vacant homes than any city in the United States, leading the nation with 7.4 percent of home vacancy rates according to the U.S. Census Bureau (March, 2008). Vacancy rates are important indicators for real estate not only because they drive price trends but they also pose a risk on neighborhoods by altering their economic stability and physical appearance. The high number of vacant properties in Orange County is attributed to the rising housing foreclosure activity during the past three years. From 2006 to September 2008, over 15,855 records of foreclosure activity in Orange County have been filed. Orange County now ranks among the top foreclosure markets nationwide. The Orlando Sentinel conducted an analysis of public records gathered by Realty Trac, Inc. and found that the foreclosure problem is distributed throughout Orange County, overcoming differences in income, race, ethnicity and geography . While this trend may not be unique when compared to other jurisdictions in the State of Florida, foreclosure trends in Orange County seem more evident in low to middle income areas due to the number and proximity of foreclosure clusters. As hundreds of homes continue to go into foreclosure, the social impact on our neighborhoods becomes evident. Homelessness, crime and neighborhood instability is on the rise. Vacancies and abandoned properties have become a magnet for vandalism and criminal activity. This increase in criminal activity is now most notable in areas deeply affected by foreclosures including Pine Hills, Azalea Park, Meadowoods, Union Park and Holden Heights. Local initiatives by residents and local churches are beginning to form in these neighborhoods to crack down on crime.

The Orange County Housing and Community Development Division is submitting an amendment to the Action Plan for the Neighborhood Stabilization Program (NSP). The Amendment will further expand program activities in two target areas, and expedite the use of grant funds allocated. The Pine Hills and Union Park Communities have been identified as target areas with a high number of foreclosures, and likely will face a significant rise in home foreclosures in the future. With the real estate market beginning to recover, the number of available foreclosure properties has been reduced substantially, which has slowed our ability to acquire properties. The expansion of our NSP target areas will provide an opportunity for us to meet the expenditure deadlines required by the program. Orange County will utilize NSP funding to help stabilize the following communities:

Pine Hills
 Union Park
 Holden Heights
 Azalea Park
 Meadow Woods

Distribution and and Uses of Funds:

Orange County's NSP strategy will follow HUD's criteria for selection of neighborhoods and will be targeted to neighborhoods with the greatest need, exhibited by the following patterns: Neighborhoods with the highest number of home foreclosures. Neighborhoods with the highest number of homes financed by subprime lending. Neighborhoods that will likely face a significant rise in the rate of home foreclosures in the near future. Neighborhoods that will likely have a high number of blighted areas and abandoned properties. In addition to the above referenced criteria, Orange County's rationale for the selection NSP target neighborhoods will be based on the following: The neighborhoods that are experiencing destabilization due to an increase in crime. Bank owned properties in the neighborhood are being offered at reasonable price points that will ensure long term affordability for future homeowners.



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	\$41,179,407.25
Total Budget	\$0.00	\$41,179,407.25
Total Obligated	\$224,418.46	\$39,949,797.15
Total Funds Drawdown	\$103,856.31	\$38,717,932.40
Program Funds Drawdown	\$0.00	\$26,444,808.01
Program Income Drawdown	\$103,856.31	\$12,273,124.39
Program Income Received	\$229,374.93	\$17,374,794.75
Total Funds Expended	\$105,949.29	\$38,603,903.05
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	\$4,185,265.95	\$0.00
Limit on Admin/Planning	\$2,790,177.30	\$2,064,000.77
Limit on State Admin	\$0.00	\$2,064,000.77

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$6,975,443.25	\$8,930,363.82

Overall Progress Narrative:



During the 4rd quarter of 2016, one additional NSP1 property was sold to an income eligible family. To date, 150 homes have been sold to moderate and middle eligible households. There remains 6 NSP1 homes that are either listed for sale or are currently being rehabilitated and will be marketed and sold to eligible households.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Acquisition, Rehab, for Sale SFR	\$0.00	\$28,408,000.49	\$14,812,486.31
2, Acquisition, Rehab for Seville Place	\$0.00	\$7,000,000.00	\$6,641,901.40
3, Demolition	\$0.00	\$560,561.40	\$55,177.32
4, Redevelopment	\$0.00	\$0.00	\$0.00
5, Financing Mechanism	\$0.00	\$4,873,750.36	\$3,273,192.36
6, Administration	\$0.00	\$3,627,997.00	\$1,662,050.62



Activities

Project # / Title: 1 / Acquisition, Rehab, for Sale SFR

Grantee Activity Number: 1-7708-7697

Activity Title: Acquisition SFR Low Income

Activity Category:

Acquisition - general

Project Number:

1

Projected Start Date:

01/05/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition, Rehab, for Sale SFR

Projected End Date:

07/13/2013

Completed Activity Actual End Date:

Responsible Organization:

Orange County Government

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2016

N/A

To Date

\$1,500,000.00

Total Budget

\$0.00

\$1,500,000.00

Total Obligated

\$0.00

\$1,300,000.00

Total Funds Drawdown

\$0.00

\$1,231,932.87

Program Funds Drawdown

\$0.00

\$954,885.97

Program Income Drawdown

\$0.00

\$277,046.90

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$1,231,932.87

 Orange County Government

\$0.00

\$1,231,932.87

Match Contributed

\$0.00

\$0.00

Activity Description:

This activity will acquire, rehabilitate and sell foreclosed properties to low income families.

Location Description:

This activity will be implemented within the NSP I Program target areas.

Activity Progress Narrative:

During the 4th Quarter of 2016, no additional homes was sold to low income eligible families.



Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	15/7

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	15/7
# of Singlefamily Units	0	15/7

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	15/7	0/0	15/7	100.00
# Owner Households	0	0	0	15/7	0/0	15/7	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: Activity 1-7708-7687

Activity Title: Acquisition SFR

Activity Category:

Acquisition - general

Project Number:

1

Projected Start Date:

02/27/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition, Rehab, for Sale SFR

Projected End Date:

09/30/2013

Completed Activity Actual End Date:

Responsible Organization:

Orange County Housing and Community Development

Overall	Oct 1 thru Dec 31, 2016	To Date
Total Projected Budget from All Sources	N/A	\$24,909,969.49
Total Budget	\$0.00	\$24,909,969.49
Total Obligated	\$224,418.46	\$24,115,809.11
Total Funds Drawdown	\$103,856.31	\$23,880,437.79
Program Funds Drawdown	\$0.00	\$13,857,600.34
Program Income Drawdown	\$103,856.31	\$10,022,837.45
Program Income Received	\$229,374.93	\$17,374,794.75
Total Funds Expended	\$105,949.29	\$23,656,928.23
Orange County Housing and Community Development	\$105,949.29	\$23,656,928.23
Match Contributed	\$0.00	\$0.00

Activity Description:

Orange County will purchase and hold title to all properties up to the sale to an eligible buyer. Orange County will implement the NSP activities in partnership with the private sector and non profit housing agencies. The selection of private companies to provide services will be conducted in a manner that is consistent with Orange County's purchasing requirements and applicable federal guidelines.

Location Description:

Program activities will be implemented in the following NSP targeted neighborhoods: Meadowoods, Pine Hills, Azalea Park, Holden Heights/Oak Ridge and Union Park.

Activity Progress Narrative:

During the 4th quarter of 2016, one home was sold to a middle income eligible family. To date, we have sold 150 NSP1 home to moderate and middle eligible households.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	150/50



# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	144/50
Total acquisition compensation to	0	13/0

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	1		150/50	
# of Singlefamily Units	1		150/50	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/7	41/43	149/50	27.52
# of Persons	0	0	0	0/0	0/0	0/0	0
# Owner Households	0	0	0	0/7	41/43	149/50	27.52

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	

Project # / Title: 2 / Acquisition, Rehab for Seville Place

Grantee Activity Number: Activity 3-7708-7684
Activity Title: Acquisition of Rental Housing

Activity Category:

Acquisition - general

Project Number:

2

Projected Start Date:

02/27/2009

Activity Status:

Under Way

Project Title:

Acquisition, Rehab for Seville Place

Projected End Date:

09/30/2013



Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:**National Objective:**

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Orange County Housing and Community Development

Overall	Oct 1 thru Dec 31, 2016	To Date
Total Projected Budget from All Sources	N/A	\$5,800,000.00
Total Budget	\$0.00	\$5,800,000.00
Total Obligated	\$0.00	\$5,800,000.00
Total Funds Drawdown	\$0.00	\$5,800,000.00
Program Funds Drawdown	\$0.00	\$5,781,453.10
Program Income Drawdown	\$0.00	\$18,546.90
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$5,800,000.00
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity consists of purchasing foreclosed homes or residential properties in partnership with non profit housing development organizations to provide rental housing. Most of the units acquired for rental activities will be designated for very low income persons (earning 50 percent or below AMI). This activity is targeted to meet the required 25 percent of NSP funds for this income category. The properties may consist of single family or multifamily housing.

Location Description:

Program activities will be implemented in the following NSP targeted neighborhoods: Meadowoods, Pine Hills, Azalea Park, Holden Heights/ Oak Ridge and Union Park.

Activity Progress Narrative:**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/0
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	0/0
Total acquisition compensation to	0	0/0

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



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

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

Project # / Title: 6 / Administration

Grantee Activity Number: Activity 8-7708-7679

Activity Title: Administration

Activity Category:

Administration

Project Number:

6

Projected Start Date:

02/27/2009

Benefit Type:

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National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

09/30/2013

Completed Activity Actual End Date:

Responsible Organization:

Orange County Housing and Community Development

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2016

N/A

To Date

\$2,687,177.00

Total Budget

\$0.00

\$2,687,177.00

Total Obligated

\$0.00

\$2,687,177.00



Total Funds Drawdown	\$0.00	\$2,064,000.77
Program Funds Drawdown	\$0.00	\$1,662,050.62
Program Income Drawdown	\$0.00	\$401,950.15
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$2,053,772.10
Orange County Housing and Community Development	\$0.00	\$2,053,772.10
Match Contributed	\$0.00	\$0.00

Activity Description:

NSP funds will be used to pay for program relation administration costs related to the planning and execution of all listed activities including but not limited to program management, program implementation, planning, reporting, monitoring other costs associated to direct and indirect charges for the program.

Location Description:

Orange County Housing and Community Development Division, 525 E. South Street, Orlando, FL 32801

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures

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	

