

**Grantee: Orange County, FL**

**Grant: B-11-UN-12-0012**

**July 1, 2016 thru September 30, 2016 Performance Report**

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**Grant Number:**

B-11-UN-12-0012

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

Orange County, FL

**Contract End Date:**

03/10/2014

**Review by HUD:**

Reviewed and Approved

**Grant Award Amount:**

\$11,551,158.00

**Grant Status:**

Active

**QPR Contact:**

Anhkhoa Dang

**LOCCS Authorized Amount:**

\$11,551,158.00

**Estimated PI/RL Funds:**

\$11,500,000.00

**Total Budget:**

\$23,051,158.00

## Disasters:

### Declaration Number

No Disasters Found

## Narratives

### Summary of Distribution and Uses of NSP Funds:

Orange County has amended its Neighborhood Stabilization Program (NSP3) Action Plan to include the Union Park and Holden Heights Communities. We have expanded the Pine Hills target area. We reviewed data from HUD's mapping tool as well as locally obtained foreclosure data to identify these areas of greatest need. We limited our review to areas that had a need score of 17 or greater from the planning data provided by HUD.

The areas selected for our NSP3 program, are areas in which our investment will have an impact and stabilize the neighborhoods. The targeted communities exemplify many of the characteristics worthy of being an NSP3 target area. The areas have a high foreclosure need score, high number of delinquent and foreclosed homes, large number of vacant homes and large percent of high cost mortgages which indicate predatory lending practices. Our NSP3 investment and additional investments from Orange County and the private sector will be an impetus for these communities becoming a stable, sustainable, and integral component of our overall community.

The amended target areas for the NSP3 Program will include the areas referred to, locally, as Pine Hills, Union Park and Holden Heights. The planning and map data for these areas were generated at the HUD NSP3 mapping tool website. The Pine Hills Community has a diverse housing stock of older and newer homes and is close to downtown. It has been impacted through the years by blight and instances of crime. The Union Park Community has a newer housing stock and has been impacted adversely by questionable lending practices over the years. Holden Heights is an established community with close proximity to retail & commercial space.

#### Pine Hills

The Pine Hills Community consists of 50,747 households, of which 48.25 percent earn less than 80 percent of the Area Median Income. There were 3,428 vacant properties in March 2010. Additionally 21.82 percent of the properties were more than 90 days delinquent and there were 3,270 foreclosure starts in the past year.

#### Union Park

The Union Park Community consists of 30,739 households of which 40.87 percent earn less than 80 percent of the Area Median Income. There were 1221 vacant properties in March 2010. Additionally 17.19 percent of the properties were more than 90 days delinquent and there were 1,410 foreclosure starts in the past year.

#### Holden Heights

The Holden Heights Community consists of 31,991 households of which 61.67 percent earn less than 80 percent of the Area Median Income. There were 2,368 vacant properties in March 2010. Additionally 19.49 percent of the properties were more than 90 days delinquent and there were 878 foreclosure starts in the past year.

### How Fund Use Addresses Market Conditions:

In addition to NSP3 resources, Community Development Block Grant (CDBG) funds may be allocated to these areas to conduct much needed infrastructure improvements and purchase additional foreclosures. It is anticipated that these improvements will complement the foreclosure related investments and attract new investments to the area. The final component of our efforts to impact this area will be to provide an opportunity for homeowners that are currently involved in foreclosure to remain in their home. To that end, we will utilize the Hardest Hit Fund, which is being funded by the U.S. Department of Treasury, and administered by the Florida Housing Finance Agency.



**Ensuring Continued Affordability:**

To ensure long term affordability of the units assisted under the NSP Plan, Orange County will utilize the following mechanisms:

Homebuyer Activities- A non-amortizing fifteen (15) year second mortgage document will be used to ensure affordability and enforcement of our recapture provisions. Under the redevelopment activity, the minimum affordability period will be twenty (20) years. If the property changes ownership or ceases to be owner occupied, the principal amount of the loan provided shall be due and payable. The second mortgage will be forgiven after fifteen (15) years for existing housing and 20 years for new construction.

Rental Activities: A restrictive covenant will be placed on the property to ensure that it remains an affordable development for low, middle to moderate income households for a minimum 20 year period. The restrictive covenant will remain in effect for the entire affordability period. At a minimum the affordability period will be twenty years. The covenant and restrictions shall run with the land and shall be binding on future owners of the property. Annual on-site monitoring will be conducted to ensure that NSP assisted units are occupied by eligible households and that the property continues to meet Housing Quality Standards.

**Definition of Blighted Structure:**

For the purpose of the NSP3 strategy, Orange County will utilize the definition established in the Federal Register Notice/Vol.73, no. 194 of October 6, 2008. A blighted structure is one that exhibits signs of deterioration sufficient to constitute a threat to human health, safety and public welfare. In addition, blighted properties may exhibit one or more of the definitions for unsafe structures in accordance to Orange County’s Code Regulation.

**Definition of Affordable Rents:**

For the purpose of the NSP, the term “affordable rents” is defined as: The rent does not exceed 30 percent of the annual income of a family whose income is at or below 50 percent of the AMI, as determined by HUD, adjusted for unit size (HOME rent schedule for low Home rents will be utilized).

**Housing Rehabilitation/New Construction Standards:**

The Housing Rehabilitation Standards can be found at Orange County’s web site at [www.ocfl.net/housing](http://www.ocfl.net/housing)

**Vicinity Hiring:**

It is the policy of Orange County to require its contractors to provide equal employment opportunity to all employees and applicants for employment without regard to race, color, religion, sex, national origin, disability, marital status, or sexual orientation. Section 3 of the Housing and Urban Development Act of 1968, as mandated requires Orange County to ensure that employment and other economic and business opportunities generated by the Department of Housing and Urban Development (HUD), to the greatest extent feasible, are directed to low-income persons, and business concerns that provide economic opportunities to low-income persons.

Orange County will incorporate Section 3 in all procurements generated for use with HUD funding and follow goal requirements set forth in 24 CFR Part 135 for awarding contracts to Section 3 business concerns. In particular NSP3, activities will be marketed to potential Section 3 businesses located within and outside of our target area. It is important to note that an emphasis will be placed on Section 3 businesses located within the vicinity of our target area. Additionally, new jobs generated from NSP3 program activities will be used to provide employment opportunities for low-income residents within our targeted area. Subrecipients, contractors, and subcontractors will be required to complete a “NSP3” vicinity hiring form (see Exhibit 3)

**Procedures for Preferences for Affordable Rental Dev.:**

A preference will be provided for the development of rental housing as required under the NSP3 program.

**Grantee Contact Information:**

Jurisdiction(s): Orange County, Florida  
Jurisdiction Web Address: [www.ocfl.net/housing](http://www.ocfl.net/housing)  
NSP Contact Person: Mitchell Glasser  
Address: 525 E. South St., Orlando, FL 32801  
Telephone: (407) 836-5191  
Fax: (407) 836-5193  
E-mail: [Mitchell.Glasser@ocfl.net](mailto:Mitchell.Glasser@ocfl.net)

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$23,051,158.00
<b>Total Budget</b>	\$0.00	\$23,051,158.00
<b>Total Obligated</b>	\$123,395.54	\$20,427,668.28



<b>Total Funds Drawdown</b>	\$245,290.02	\$20,407,781.40
<b>Program Funds Drawdown</b>	\$0.00	\$10,598,713.52
<b>Program Income Drawdown</b>	\$245,290.02	\$9,809,067.88
<b>Program Income Received</b>	\$20,021.87	\$10,330,495.77
<b>Total Funds Expended</b>	\$237,487.90	\$20,412,651.50
<b>Match Contributed</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

Requirement	Required	To Date
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$1,732,673.70	\$0.00
<b>Limit on Admin/Planning</b>	\$1,155,115.80	\$1,722,255.47
<b>Limit on State Admin</b>	\$0.00	\$1,722,255.47

## Progress Toward Activity Type Targets

Activity Type	Target	Actual
<b>Administration</b>	\$1,155,115.80	\$2,305,115.00

## Progress Toward National Objective Targets

National Objective	Target	Actual
<b>NSP Only - LH - 25% Set-Aside</b>	\$2,887,789.50	\$5,725,768.00

## Overall Progress Narrative:

During the 3rd quarter, we are continuing to complete the rehab and marketing of our remaining NSP3 houses in inventory. To date, we have sold 80 homes to qualified low, moderate and middle income households. In addition, Habitat for Humanity has rehabilitated and sold 38 homes to low income households.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Homebuyer Assistance Program	\$0.00	\$65,700.00	\$65,700.00
2, Acquisition, Rehab, Resale SFR	\$0.00	\$20,642,811.00	\$9,886,971.47
3, Acquisition, Rehab Rental	\$0.00	\$0.00	\$0.00
4, Demolition of Blighted Properties	\$0.00	\$37,532.00	\$0.00
5, Redevelopment of Demolished Properties	\$0.00	\$0.00	\$0.00
6, Administration	\$0.00	\$2,305,115.00	\$646,042.05



## Activities

**Project # / Title:** 1 / Homebuyer Assistance Program

**Grantee Activity Number:** NSP 3 -ACTIVITY 1-VL/I-7703-7941

**Activity Title:** Homebuyer assistance L/I

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

1

**Projected Start Date:**

05/01/2011

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Homebuyer Assistance Program

**Projected End Date:**

04/13/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

Orange County Housing & Community Development

**Overall**

**Total Projected Budget from All Sources**

**Jul 1 thru Sep 30, 2016**

**To Date**

N/A

\$0.00

**Total Budget**

\$0.00

\$0.00

**Total Obligated**

\$0.00

\$0.00

**Total Funds Drawdown**

\$0.00

\$0.00

**Program Funds Drawdown**

\$0.00

\$0.00

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$0.00

Orange County Housing & Community Development

\$0.00

\$0.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

This activity will utilize NSP funding to provide down payment assistance and closing costs assistance to low income families purchasing foreclosed homes within the NSP 3 target area.

**Location Description:**

This activity will be conducted within the NSP 3 target area (Pine Hills).

**Activity Progress Narrative:**

No NSP3 funds have been used under this activity during the 3rd quarter.



## Accomplishments Performance Measures

No Accomplishments Performance Measures

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/15	0/0	0/15	0
# Owner Households	0	0	0	0/15	0/0	0/15	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	

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<b>Grantee Activity Number:</b>	<b>NSP3-Activity 1-7703-7941</b>
<b>Activity Title:</b>	<b>Homebuyer Assistance Program</b>

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

1

**Projected Start Date:**

05/01/2011

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Homebuyer Assistance Program

**Projected End Date:**

04/30/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

Orange County Housing & Community Development

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2016</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$65,700.00
<b>Total Budget</b>	\$0.00	\$65,700.00
<b>Total Obligated</b>	\$0.00	\$65,700.00
<b>Total Funds Drawdown</b>	\$0.00	\$65,700.00
<b>Program Funds Drawdown</b>	\$0.00	\$65,700.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$65,700.00
Orange County Housing & Community Development	\$0.00	\$65,700.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

This NSP3 activity will provide financial mechanisms related to acquisition of homes by low, moderate and middle household homebuyers. The tenure of the beneficiaries is homeownership. To encourage potential buyers of NSP homes, homebuyer incentives like down payment, principal reduction assistance up to \$20,000 including closing cost assistance will be provided.

Financial mechanisms may include gap financing, down payment and closing costs assistance, and lease purchase incentives. The assistance will be structured as a forgivable zero percent interest loan over a period of 15 years. The loan will not be amortized and will be forgiven and satisfied after a 15 year affordability period. However, the full amount of the assistance will be repayable if the property changes title or ceases to be owner occupied within the first 15 years. The discount requirements for the NSP3, and all other requirements will apply to all properties and households assisted.

Eligible homebuyers will be required to complete a required homebuyer education class administered by an approved agency, and have obtained first mortgage financing at a reasonable and fair market interest rate.

**Location Description:**

Pine Hills Target Area

**Activity Progress Narrative:**



No NSP3 funds have been used under this activity during the 3rd quarter.

### Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		2/65	
# of Singlefamily Units	0		2/65	

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/40	1/25	4/65	25.00
# Owner Households	0	0	0	0/40	1/25	4/65	25.00

### 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	

### Project # / Title: 2 / Acquisition, Rehab, Resale SFR

<b>Grantee Activity Number:</b>	<b>NSP3-Activity 2-7703-7942</b>
<b>Activity Title:</b>	<b>Acquisition, Rehab, and Resale</b>

**Activity Category:**

Acquisition - general

**Project Number:**

2

**Projected Start Date:**

05/01/2011

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acquisition, Rehab, Resale SFR

**Projected End Date:**

04/30/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

Orange County Housing & Community Development





Overall	Jul 1 thru Sep 30, 2016	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$14,921,043.00
<b>Total Budget</b>	\$0.00	\$14,921,043.00
<b>Total Obligated</b>	\$56,082.14	\$14,512,192.76
<b>Total Funds Drawdown</b>	\$113,006.82	\$14,502,672.47
<b>Program Funds Drawdown</b>	\$0.00	\$8,337,477.06
<b>Program Income Drawdown</b>	\$113,006.82	\$6,165,195.41
<b>Program Income Received</b>	\$0.00	\$222,677.09
<b>Total Funds Expended</b>	\$113,096.82	\$14,560,546.63
Orange County Housing & Community Development	\$113,096.82	\$14,560,546.63
<b>Match Contributed</b>	\$0.00	\$0.00

### Activity Description:

Homes acquired under NSP3 will be inspected and assessed for rehabilitation needs. Repairs will be conducted on acquired properties to ensure compliance with local code and to increase the sustainability, comfort, safety and energy efficiency of these properties. Rehabilitation of acquired properties will adhere to the housing rehabilitation standards developed for the NSP program and located on our web site at [www.ocfl.net/housing](http://www.ocfl.net/housing). All work conducted will be subject to federal and local compliance, environmental regulations and procurement procedures.

Upon completion of rehabilitation, residential properties will be marketed for sale via the Orange County NSP website and the local Multiple Listing Service. Eligible homebuyers will be required to complete a required homebuyer education class as administered by an approved agency, and have obtained first mortgage financing at a reasonable and fair market interest rate. The sales price of the home to a qualified buyer will not exceed the initial acquisition and rehabilitation costs. The properties will be offered to homebuyers with an annual income below 120 percent AMI.

If a property has not been sold after 12 months, the property may be offered as an affordable rental or lease purchase activity

### Location Description:

Pine Hills Target Area

### Activity Progress Narrative:

To date, 66 homes have been sold to qualified moderate to middle income households under this activity.

### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	66/60
# of Parcels acquired voluntarily	0	66/60

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	66/60
# of Singlefamily Units	0	66/60

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod



# of Households	0	0	0	0/40	25/20	66/60	37.88
# Owner Households	0	0	0	0/40	25/20	66/60	37.88

### 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	

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**Grantee Activity Number:** NSP3-Activity 7- VL/I-7703-7946

**Activity Title:** Acquisition L/I

**Activity Category:**

Acquisition - general

**Project Number:**

2

**Projected Start Date:**

05/01/2011

**Benefit Type:**

Direct ( Person )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Acquisition, Rehab, Resale SFR

**Projected End Date:**

04/30/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

Orange County Housing & Community Development

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2016</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$5,721,768.00
<b>Total Budget</b>	\$0.00	\$5,721,768.00
<b>Total Obligated</b>	\$19,994.71	\$4,088,621.38
<b>Total Funds Drawdown</b>	\$81,557.16	\$4,084,621.38
<b>Program Funds Drawdown</b>	\$0.00	\$1,549,494.41
<b>Program Income Drawdown</b>	\$81,557.16	\$2,535,126.97
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$81,557.16	\$4,083,495.90
Orange County Housing & Community Development	\$81,557.16	\$4,083,495.90
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Habitat for Humanity Acquisition of SFR. Most of the units acquired under this activity 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 NSP3 funds for this income category.

**Location Description:**

Pine Hills Target Area

**Activity Progress Narrative:**

To date, 52 homes have been sold to qualified low income households under this activity. Habitat for Humanity has rehabbed and sold 38 of these homes.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	52/13



	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		52/13	
# of Singlefamily Units	0		52/13	

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Persons	0	0	0	52/13	0/0	52/13	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	

### Project # / Title: 3 / Acquisition, Rehab Rental

**Grantee Activity Number:** NSP3-Activity 3-7703-7943

**Activity Title:** Acquisition, Rehab Rental Housing

**Activity Category:**

Acquisition - general

**Project Number:**

3

**Projected Start Date:**

05/01/2011

**Benefit Type:**

( )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Acquisition, Rehab Rental

**Projected End Date:**

04/30/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

Orange County Housing & Community Development

**Overall**

**Total Projected Budget from All Sources**

**Jul 1 thru Sep 30, 2016**

N/A

**To Date**

\$0.00

**Total Budget**

\$0.00

\$0.00



<b>Total Obligated</b>	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
Orange County Housing & Community Development	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

### Activity Description:

#### Acquisition of Foreclosed Upon Properties for Rental Housing

This activity consists of purchasing foreclosed homes or residential properties 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 NSP3 funds for this income category. The properties may consist of single family or multifamily housing. Other funding sources include: \$1M from SHIP and \$1M from HOME.

The tenure of the beneficiaries is affordable rental housing. The duration of the assistance will be determined by a Land Use Restriction Agreement (LURA) for a period no less than 20 years. Properties purchased for rental housing will be obtained at a discounted rate of no less than 1 percent discount of the current market appraised value. A preference will be provided for the development of rental housing as required under the NSP3 program.

Eligible participating for profit or non profit housing agencies will acquire title and ownership of the property to serve low, moderate, middle income individuals and families at 50 percent AMI. Continued affordability will be ensured through a contractual Land Use Restriction Agreement for a minimum of 20 years. Annual monitoring of the properties will be conducted to ensure continued affordability of the property. Any loans, deferred mortgages and/or financing mechanisms used in conjunction with this activity will be at acceptable interest rates as necessary to make the project feasible and affordable to the targeted income group. Any additional funds necessary to make the property financially feasible will come from other resources. If the property is sold or does not meet affordable rental programmatic requirements, Orange County will have the right to begin legal action to reclaim ownership or transfer of the property to another qualified for profit or non profit housing agency.

### Location Description:

Pine Hills Target Area

### Activity Progress Narrative:

We have not used any NSP3 funds to acquire a rental unit at this time.

### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	0	0/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Housing Units</b>	0	0/65
<b># of Multifamily Units</b>	0	0/65



## 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

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## Project # / Title: 4 / Demolition of Blighted Properties

**Grantee Activity Number:** NSP 3 Activity 4-VL/ I-7703-7944

**Activity Title:** Clearance Demolition L/I

**Activity Category:**

Clearance and Demolition

**Project Number:**

4

**Projected Start Date:**

05/01/2011

**Benefit Type:**

( )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Demolition of Blighted Properties

**Projected End Date:**

04/30/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

Orange County Housing & Community Development

### Overall

	Jul 1 thru Sep 30, 2016	To Date
Total Projected Budget from All Sources	N/A	\$4,000.00
Total Budget	\$0.00	\$4,000.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Orange County Housing & Community Development	\$0.00	\$0.00



**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

This activity will utilize NSP 3 funding to demolish abandoned properties that have been determined to be a hazzard, and a danger to the health and safety of the public.

**Location Description:**

This activity will be conducted within the NSP 3 target area.

**Activity Progress Narrative:**

We have not used any NSP3 funds under this activity.

**Accomplishments Performance Measures**

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	0/5

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	0/5
# of Singlefamily Units	0	0/5

**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	



<b>Grantee Activity Number:</b>	<b>NSP3-Activity 4-7703-7944</b>
<b>Activity Title:</b>	<b>Demolition of Blighted Properties</b>

**Activity Category:**  
Clearance and Demolition

**Activity Status:**  
Under Way

**Project Number:**  
4

**Project Title:**  
Demolition of Blighted Properties

**Projected Start Date:**  
05/01/2011

**Projected End Date:**  
04/30/2014

**Benefit Type:**  
Area ( )

**Completed Activity Actual End Date:**

**National Objective:**  
NSP Only - LMMI

**Responsible Organization:**  
Orange County Housing & Community Development

Overall	Jul 1 thru Sep 30, 2016	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$33,532.00
<b>Total Budget</b>	\$0.00	\$33,532.00
<b>Total Obligated</b>	\$0.00	\$32,532.08
<b>Total Funds Drawdown</b>	\$0.00	\$32,532.08
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$32,532.08
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$32,532.08
Orange County Housing & Community Development	\$0.00	\$32,532.08
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

The activity addresses the need to create decent and suitable living environments in the NSP3 target area of Pine Hills. While the activity initially may not benefit income qualified persons individually, all properties demolished will provide an area benefit. The activity applies to structures located in our NSP3 neighborhood that are considered a threat to human health, safety and public welfare. Demolition of blighted properties may be considered necessary to mitigate the adverse effects that blighted structures have on property values and neighborhood appearance. In order to secure our NSP3 investment, a lien will be placed on the property for the amount of our demolition costs. If the blighted structure was acquired and demolished with NSP3 funds for either homeownership or rental activities, long term affordability requirements described in Activity #2 or #3 (Acquisition Rehabilitation for sale and Acquisition, Rehabilitation, for rent) will apply. In this case, the tenure of the beneficiaries of this activity may be rental or homeownership.

**Location Description:**

Pine Hills Target Area

**Activity Progress Narrative:**

No additional NSP3 funds were used under this activity.





## Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	1/10

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

## 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	

## Project # / Title: 5 / Redevelopment of Demolished Properties

**Grantee Activity Number:** NSP 3 Activity 5-VL/I-7703-7945

**Activity Title:** Redevelopment of Demolished Properties L/I

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

5

**Projected Start Date:**

05/01/2011

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Redevelopment of Demolished Properties

**Projected End Date:**

04/30/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

Orange County Housing & Community Development



Overall	Jul 1 thru Sep 30, 2016	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total Budget</b>	\$0.00	\$0.00
<b>Total Obligated</b>	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
Orange County Housing & Community Development	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

This activity will redevelop single family units that have been demolished.

**Location Description:**

This activity will be conducted within the NSP 3 target area (Pine Hills).

**Activity Progress Narrative:**

No NSP3 funds have been used under this activity.

**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



<b>Grantee Activity Number:</b>	<b>NSP3-Activity 5-7703-7945</b>
<b>Activity Title:</b>	<b>Redevelopment of Demolished Properties</b>

**Activity Category:**

Construction of new housing

**Project Number:**

5

**Projected Start Date:**

05/01/2011

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Redevelopment of Demolished Properties

**Projected End Date:**

04/30/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

Orange County Housing & Community Development

Overall	Jul 1 thru Sep 30, 2016	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total Budget</b>	\$0.00	\$0.00
<b>Total Obligated</b>	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
Orange County Housing & Community Development	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

It is also conceivable that our efforts to stabilize neighborhoods may be diminished by the presence of blighted structures in close proximity to our NSP3 activities. To mitigate the adverse affects of these structures, we will demolish structures in our target areas that are deemed unfit for habitation. We anticipate that 1 unit will be redeveloped and corresponding income levels assisted under our redevelopment activity #2 or #3.

These properties may be redeveloped into affordable rentals or owner occupied units through new construction. The tenure of the beneficiaries of these activities is both homeownership or rental, as necessary. For homeownership activities, a 20 year, zero interest on non amortizing second mortgage will be recorded on the property. The second mortgage will be due and payable if the property is sold or ceases to be owner occupied.

**Location Description:**

Pine Hills Target Area

**Activity Progress Narrative:**

No NSP3 funds have been used under this activity.



## 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

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## Project # / Title: 6 / Administration

**Grantee Activity Number:** NSP3-Activity 6-7703-7940

**Activity Title:** Administration

**Activity Category:**

Administration

**Project Number:**

6

**Projected Start Date:**

05/01/2011

**Benefit Type:**

( )

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

Administration

**Projected End Date:**

04/30/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

Orange County Housing & Community Development

### Overall

**Total Projected Budget from All Sources**

**Jul 1 thru Sep 30, 2016**

N/A

**To Date**

\$2,305,115.00

**Total Budget**

\$0.00

\$2,305,115.00

**Total Obligated**

\$47,318.69

\$1,728,622.06

**Total Funds Drawdown**

\$50,726.04

\$1,722,255.47

**Program Funds Drawdown**

\$0.00

\$646,042.05



<b>Program Income Drawdown</b>	\$50,726.04	\$1,076,213.42
<b>Program Income Received</b>	\$20,021.87	\$10,107,818.68
<b>Total Funds Expended</b>	\$42,833.92	\$1,670,376.89
Orange County Housing & Community Development	\$42,833.92	\$1,670,376.89
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Administration

**Location Description:**

Orange County Housing & Community Development, Orlando, FL

**Activity Progress Narrative:**

The administration activity is used to pay for the program costs associated with the daily administration associated with NSP3.

**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**

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

