

**Grantee: Lake County, FL**

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

**July 1, 2011 thru September 30, 2011 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:**

Original - In Progress

**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 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:**

<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	\$91,870.47	\$2,856,111.29
Program Funds Obligated	\$0.00	\$3,136,967.00
Program Funds Expended	\$0.00	\$2,821,645.35
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	\$273,403.91
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:

### Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Administration	\$7,340.15	\$309,467.00	\$273,403.91
2, Purchase and Rehab	\$84,530.32	\$2,827,500.00	\$2,582,707.38
3, Demolition	\$0.00	\$0.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

### Activities

<b>Grantee Activity Number:</b>	<b>01-01</b>
<b>Activity Title:</b>	<b>County Admin-2082350</b>

**Activity Category:**

Administration

**Project Number:**

1

**Projected Start Date:**

04/15/2009

**Benefit Type:**

N/A

**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

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$119,467.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$119,467.00
<b>Program Funds Drawdown</b>	\$1,592.65	\$109,723.66
<b>Program Funds Obligated</b>	\$0.00	\$119,467.00
<b>Program Funds Expended</b>	\$0.00	\$108,822.10
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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:**

**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

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<b>Grantee Activity Number:</b>	<b>01-02</b>
<b>Activity Title:</b>	<b>ManagementConsultant-830340</b>

**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

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$180,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$180,000.00
<b>Program Funds Drawdown</b>	\$5,747.50	\$153,680.25
<b>Program Funds Obligated</b>	\$0.00	\$180,000.00
<b>Program Funds Expended</b>	\$0.00	\$150,106.50
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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:**

**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

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**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, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$195,774.47
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$195,774.47
<b>Program Funds Drawdown</b>	\$14,736.33	\$126,206.45
<b>Program Funds Obligated</b>	\$0.00	\$195,774.47
<b>Program Funds Expended</b>	\$0.00	\$96,215.82
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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**

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

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**Grantee Activity Number:** 02-02B1

**Activity Title:** HIP-Rehab-LI

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**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, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$104,411.76
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$104,411.76
<b>Program Funds Drawdown</b>	\$28,331.61	\$101,553.37
<b>Program Funds Obligated</b>	\$0.00	\$104,411.76
<b>Program Funds Expended</b>	\$0.00	\$73,221.76
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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:**

**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	4/4
<b># of Housing Units</b>	0	4/4
<b># of Singlefamily Units</b>	0	4/4

## Beneficiaries Performance Measures

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

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**Grantee Activity Number: 02-04B**

**Activity Title: LifeStream-Rehab-MMI**

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**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:**

LifeStream

**Overall**

**Jul 1 thru Sep 30, 2011**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$41,462.38
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$41,462.38
<b>Program Funds Drawdown</b>	\$41,462.38	\$41,462.38
<b>Program Funds Obligated</b>	\$0.00	\$41,462.38
<b>Program Funds Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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:**

**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	0/2
<b># of Housing Units</b>	0	0/2
<b># of Singlefamily Units</b>	0	0/2

## Beneficiaries Performance Measures

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