

# Action Plan

**Grantee:** Lake County, FL

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

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<b>LOCCS Authorized Amount:</b>	\$ 3,136,967.00
<b>Grant Award Amount:</b>	\$ 3,136,967.00
<b>Status:</b>	Reviewed and Approved
<b>Estimated PI/RL Funds:</b>	\$ 0.00
<b>Total Budget:</b>	\$ 3,136,967.00

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## Funding Sources

Funding Source	Funding Type
Neighborhood Stabilization Program	Do not select this item.

## 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:**

## Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
1	Administration	01-01	County Admin-2082350
		01-02	ManagementConsultant-830340
		01-03	PlanningConsultant-830340
2	Purchase and Rehab	02-01A1	Habitat-Acquisition-LI
		02-01B1	Habitat-Rehab-LI
		02-02A1	HIP-Acquisition-LI
		02-02A2	HIP-Acquisition-MMI
		02-02B1	HIP-Rehab-LI
		02-02B2	HIP-Rehab-MMI
		02-03A2	LHA-Acquisition-MMI
		02-03B1	LHA-Rehab-LI
		02-03B2	LHA-Rehab-MMI
		02-04A	Lifestream-Acquisition-MMI
		02-04B	LifeStream-Rehab-MMI
		02-05A	NewBeginnings-Acquisition-MMI
02-05B	NewBeginnings-Rehab-MMI		
3	Demolition	<i>No activities in this project</i>	
9999	Restricted Balance	<i>No activities in this project</i>	



# Activities

**Project # / Title:** 1 / Administration

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

**Activity Type:**

Administration

**Project Number:**

1

**Projected Start Date:**

04/15/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

**Activity Status:**

Completed

**Project Title:**

Administration

**Projected End Date:**

07/31/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 141,626.75

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 141,626.75

**Benefit Report Type:**

NA

**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

Lake County Board of County Commissioners1

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Lake County Board of County Commissioners1

**Organization Type**

Unknown

**Proposed Budget**

\$ 119,467.00

**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 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.

**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None



**Grantee Activity Number:** 01-02  
**Activity Title:** ManagementConsultant-830340

**Activity Type:**

Administration

**Project Number:**

1

**Projected Start Date:**

05/01/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

**Activity Status:**

Completed

**Project Title:**

Administration

**Projected End Date:**

07/31/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 157,840.25

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 157,840.25

**Benefit Report Type:**

NA

**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees and Contractors

**Organization carrying out Activity:**

Lake County Board of County Commissioners2

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
Guardian/Langton Associates	Unknown	\$ 180,000.00
Lake County Board of County Commissioners2	Local Government	\$ 0.00

**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 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.

**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

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**Grantee Activity Number:** 01-03  
**Activity Title:** PlanningConsultant-830340

**Activity Type:**

Administration

**Project Number:**

1

**Projected Start Date:**

11/01/2008

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

**Activity Status:**

Completed

**Project Title:**

Administration

**Projected End Date:**

12/31/2008

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 10,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 10,000.00

**Benefit Report Type:**

NA

**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees and Contractors

**Organization carrying out Activity:**

Lake County Board of County Commissioners2

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
Guardian/Langton Associates	Unknown	\$ 10,000.00
Lake County Board of County Commissioners2	Local Government	\$ 0.00

**Location Description:**

The Guardian/Langton offices are located in Mascotte and Jacksonville, Florida. The writing of the Neighborhood Stabilization Program Plan will take place mainly at those offices and the Lake County Community Services Office in Tavares, Florida.

**Activity Description:**



The writing and submission of Lake County's Neighborhood Stabilization Program plan.

**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

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**Project # / Title:** 2 / Purchase and Rehab

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

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

2

**Projected Start Date:**

10/01/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Activity Status:**

Completed

**Project Title:**

Purchase and Rehab

**Projected End Date:**

06/29/2011

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 560,707.89

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 563,033.95

**Total Funds:** \$ 1,123,741.84

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
<b># Owner Households</b>	8	8		100.00
<b># of Households</b>	8	8		100.00

**Proposed Accomplishments**

	<b>Total</b>
<b># of Singlefamily Units</b>	8



# of Housing Units 8  
 # of Properties 8

**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees and Contractors

**Organization carrying out Activity:**

Lake-Sumter Habitat for Humanity

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Lake County BOCC

Lake-Sumter Habitat for Humanity

**Organization Type**

Local Government

Unknown

**Proposed Budget**

\$ 0.00

\$ 560,707.89

**Funding Source Name**

Neighborhood Stabilization Program

**Matching Funds**

No

**Funding Amount**

\$ 563,033.95

**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 Description:**

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

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None



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

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

2

**Projected Start Date:**

10/01/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Activity Status:**

Completed

**Project Title:**

Purchase and Rehab

**Projected End Date:**

06/29/2011

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 166,457.53

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 166,457.53

**Benefit Report Type:**

Direct (Households)

**Ancillary Activities**

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
Lake-Sumter Habitat for Humanity	Rehabilitation/reconstruction of residential structures	2	02-01A1	Habitat-Acquisition-LI	General Account

**Association Description:**

This activity is the acquisition of property that was rehabilitated/reconstructed. Accomplishments are reported under 02-01B1

**Proposed Beneficiaries**

	Total	Low	Mod	Low/Mod%
# Owner Households	8	8		100.00
# of Households	8	8		100.00

**Proposed Accomplishments**

	Total
# of Singlefamily Units	8
# of Housing Units	8
# ELI Households (0-30% AMI)	
# of Properties	8



**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees and Contractors

**Organization carrying out Activity:**

Lake-Sumter Habitat for Humanity

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
Lake County BOCC	Local Government	\$ 0.00
Lake-Sumter Habitat for Humanity	Unknown	\$ 166,457.53

**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 Description:**

Habitat will rehabilitate the 8 foreclosed properties purchased during the acquisition phase of the project.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None



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

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

2

**Projected Start Date:**

10/01/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Activity Status:**

Completed

**Project Title:**

Purchase and Rehab

**Projected End Date:**

05/02/2012

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 290,280.68

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 290,280.68

**Benefit Report Type:**

Direct (Households)

**Ancillary Activities**

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
Homes in Partnership	Rehabilitation/reconstruction of residential structures	2	02-02B1	HIP-Rehab-LI	General Account

**Association Description:**

This activity is the acquisition of property that was rehabilitated/reconstructed. Accomplishments are reported under 02-02-B1

**Proposed Beneficiaries**

	Total	Low	Mod	Low/Mod%
# Owner Households	5	5		100.00
# of Households	5	5		100.00

**Proposed Accomplishments**

	Total
# of Singlefamily Units	5
# of Housing Units	5
# of Properties	5



**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees and Contractors

**Organization carrying out Activity:**

Homes in Partnership

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
Homes in Partnership	Unknown	\$ 290,280.68
Lake County BOCC	Local Government	\$ 0.00

**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 Description:**

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

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None



**Grantee Activity Number:** 02-02A2  
**Activity Title:** HIP-Acquisition-MMI

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

2

**Projected Start Date:**

10/01/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Activity Status:**

Completed

**Project Title:**

Purchase and Rehab

**Projected End Date:**

05/02/2012

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 746,901.40

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 746,901.40

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

Total	Low	Mod	Low/Mod%
7		7	100.00
7		7	100.00

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

7

# of Housing Units

7

# of Properties

7

**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees and Contractors

**Organization carrying out Activity:**

Homes in Partnership

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Homes in Partnership

Lake County BOCC

**Organization Type**

Unknown

Local Government

**Proposed Budget**

\$ 746,901.40

\$ 0.00



**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 Description:**

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

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

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**Grantee Activity Number:** 02-02B1  
**Activity Title:** HIP-Rehab-LI

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

2

**Projected Start Date:**

10/01/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Activity Status:**

Completed

**Project Title:**

Purchase and Rehab

**Projected End Date:**

05/02/2012

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 101,553.37

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 101,553.37

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

Total	Low	Mod	Low/Mod%
5	5		100.00
5	5		100.00

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

5

# of Housing Units

5

# of Properties

5

**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees and Contractors

**Organization carrying out Activity:**

Homes in Partnership

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Homes in Partnership

Lake County BOCC

**Organization Type**

Unknown

Local Government

**Proposed Budget**

\$ 101,553.37

\$ 0.00



**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 Description:**

Homes in Partnership will rehabilitate the 5 foreclosed properties purchased during the acquisition phase of the project.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

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

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

2

**Projected Start Date:**

10/01/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Activity Status:**

Completed

**Project Title:**

Purchase and Rehab

**Projected End Date:**

05/02/2012

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 172,805.93

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 746,901.40

**Total Funds:** \$ 919,707.33

**Benefit Report Type:**

Direct (Households)

**Ancillary Activities**

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
Homes in Partnership	Rehabilitation/reconstruction of residential structures	2	02-02A2	HIP-Acquisition-MMI	General Account

**Association Description:**

This activity is the acquisition of homes to be rehabilitated/reconstructed for 02-02B2. All reporting will show under 02-02-B2

**Proposed Beneficiaries**

	Total	Low	Mod	Low/Mod%
# Owner Households	7		7	100.00
# of Households	7		7	100.00

**Proposed Accomplishments**

	Total
# of Singlefamily Units	7
# of Housing Units	7
# of Properties	7



**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees and Contractors

**Organization carrying out Activity:**

Homes in Partnership

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Homes in Partnership

Lake County BOCC

**Organization Type**

Unknown

Local Government

**Proposed Budget**

\$ 172,805.93

\$ 0.00

**Funding Source Name**

Neighborhood Stabilization Program

**Matching Funds**

No

**Funding Amount**

\$ 746,901.40

**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 Description:**

Homes in Partnership will rehabilitate the 7 foreclosed properties purchased during the acquisition phase of the project.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None



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

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

2

**Projected Start Date:**

10/01/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Activity Status:**

Completed

**Project Title:**

Purchase and Rehab

**Projected End Date:**

05/16/2011

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 413,499.46

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 413,499.46

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	3		3	100.00
# of Households	3		3	100.00

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

# of Properties

Total
3
3
3

**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees and Contractors

**Organization carrying out Activity:**

Leesburg Housing Authority

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Lake County BOCC

Leesburg Housing Authority

**Organization Type**

Local Government

Unknown

**Proposed Budget**

\$ 0.00

\$ 413,499.46



**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 Description:**

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

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None



**Grantee Activity Number:** 02-03B1  
**Activity Title:** LHA-Rehab-LI

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

2

**Projected Start Date:**

10/01/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Activity Status:**

Completed

**Project Title:**

Purchase and Rehab

**Projected End Date:**

05/16/2011

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 65,778.11

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 65,778.11

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

Total	Low	Mod	Low/Mod%
2	2		100.00
2	2		100.00

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

2

# of Housing Units

2

# of Properties

2

**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees and Contractors

**Organization carrying out Activity:**

Leesburg Housing Authority

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Lake County BOCC

Leesburg Housing Authority

**Organization Type**

Local Government

Unknown

**Proposed Budget**

\$ 0.00

\$ 65,778.11



**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 Description:**

Leesburg Housing Authority will rehabilitate the 2 foreclosed properties that were purchased during the acquisition phase of the project.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

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**Grantee Activity Number:** 02-03B2  
**Activity Title:** LHA-Rehab-MMI

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

2

**Projected Start Date:**

10/01/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Activity Status:**

Completed

**Project Title:**

Purchase and Rehab

**Projected End Date:**

05/16/2011

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 75,223.83

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 75,223.83

**Benefit Report Type:**

Direct (Households)

**Ancillary Activities**

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
Leesburg Housing Authority	Rehabilitation/reconstruction of residential structures	2	02-03A2	LHA-Acquisition-MMI	General Account
Leesburg Housing Authority	Rehabilitation/reconstruction of residential structures	2	02-03B1	LHA-Rehab-LI	General Account

**Association Description:**

02-03A2 is the acquisition of 5 rehabilitated/reconstructed homes. outcome reporting for 3 homes will be in 02-03B2 and outcome reporting for 2 homes will be in 02-03B1.

**Proposed Beneficiaries**

	Total	Low	Mod	Low/Mod%
# Owner Households	3		3	100.00
# of Households	3		3	100.00

**Proposed Accomplishments**

	Total
# of Singlefamily Units	3
# of Housing Units	3
# of Properties	3



**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees and Contractors

**Organization carrying out Activity:**

Leesburg Housing Authority

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
Lake County BOCC	Local Government	\$ 0.00
Leesburg Housing Authority	Unknown	\$ 75,223.83

**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 Description:**

The Leesburg Housing Authority will rehabilitate the 3 foreclosed properties purchased during the acquisition phase of the project.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None



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

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

**Project Number:**  
 2

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

**Project Draw Block by HUD:**  
 Not Blocked

**Activity Draw Block by HUD:**  
 Not Blocked

**Block Drawdown By Grantee:**  
 Not Blocked

**National Objective:**  
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

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

**Proposed Beneficiaries**

	Total	Low	Mod	Low/Mod%
# Renter Households	2		2	100.00
# of Households	2		2	100.00

**Proposed Accomplishments**

	Total
# of Singlefamily Units	2
# of Housing Units	2
# of Properties	2

**Activity is being carried out by Grantee:**  
 Yes

**Organization carrying out Activity:**  
 LifeStream

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
Lake County BOCC	Local Government	\$ 0.00
LifeStream	Unknown	\$ 120,000.00

**Activity Status:**  
 Completed

**Project Title:**  
 Purchase and Rehab

**Projected End Date:**  
 08/13/2010

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 108,537.62

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 108,537.62

**Activity is being carried out through:**  
 Grantee Employees and Contractors



**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 Description:**

Lifestream will purchase 2 foreclosed properties to rehab and then be used as supportive housing for the clients who participate in various LifeStream programs.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None



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

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

2

**Projected Start Date:**

10/01/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Activity Status:**

Completed

**Project Title:**

Purchase and Rehab

**Projected End Date:**

08/13/2010

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 41,462.38

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 41,462.38

**Benefit Report Type:**

Direct (Households)

**Ancillary Activities**

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
LifeStream	Rehabilitation/reconstruction of residential structures	2	02-04A	Lifestream-Acquisition-MMI	General Account

**Association Description:**

02-04A is the acquisition of a home rehabilitated/reconstructed. All outcome reporting will be under 02-04B.

**Proposed Beneficiaries**

	Total	Low	Mod	Low/Mod%
# Renter Households	2		2	100.00
# of Households	2		2	100.00

**Proposed Accomplishments**

	Total
# of Singlefamily Units	2
# of Housing Units	2
# of Properties	2



**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees and Contractors

**Organization carrying out Activity:**

LifeStream

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
Lake County BOCC	Local Government	\$ 0.00
LifeStream	Unknown	\$ 41,462.38

**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 Description:**

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

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None



**Grantee Activity Number:** 02-05A  
**Activity Title:** NewBeginnings-Acquisition-MMI

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures  
**Project Number:**  
 2  
**Projected Start Date:**  
 10/01/2009  
**Project Draw Block by HUD:**  
 Not Blocked  
**Activity Draw Block by HUD:**  
 Not Blocked  
**Block Drawdown By Grantee:**  
 Not Blocked  
**National Objective:**  
 LMMI: Low, Moderate and Middle Income National Objective for  
 NSP Only

**Activity Status:**  
 Completed  
**Project Title:**  
 Purchase and Rehab  
**Projected End Date:**  
 01/08/2010  
**Project Draw Block Date by HUD:**  
  
**Activity Draw Block Date by HUD:**  
  
**Total Budget:** \$ 75,000.00  
**Most Impacted and Distressed Budget:** \$ 0.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 75,000.00

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

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	1		1	100.00
# of Households	1		1	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Housing Units	1
# of Properties	1

**Activity is being carried out by Grantee:**  
 Yes

**Activity is being carried out through:**  
 Grantee Employees and Contractors

**Organization carrying out Activity:**  
 New Beginnings

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
Lake County BOCC	Local Government	\$ 0.00
New Beginnings	Unknown	\$ 75,000.00



**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 Description:**

New Beginnings will purchase 1 foreclosed property to rehab and then use as supportive housing for the clients that participate in their various programs.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

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**Grantee Activity Number:** 02-05B  
**Activity Title:** NewBeginnings-Rehab-MMI

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

**Project Number:**  
 2

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

**Project Draw Block by HUD:**  
 Not Blocked

**Activity Draw Block by HUD:**  
 Not Blocked

**Block Drawdown By Grantee:**  
 Not Blocked

**National Objective:**  
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Activity Status:**  
 Completed

**Project Title:**  
 Purchase and Rehab

**Projected End Date:**  
 01/08/2010

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 9,291.80

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 9,291.80

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

**Ancillary Activities**

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
New Beginnings	Rehabilitation/reconstruction of residential structures	2	02-05A	NewBeginnings-Acquisition-MMI	General Account

**Association Description:**

02-05A is the acquisition of a home rehabilitated/reconstructed. All outcome reporting will be under 02-05B.

**Proposed Beneficiaries**

	Total	Low	Mod	Low/Mod%
# Renter Households	1		1	100.00
# of Households	1		1	100.00

**Proposed Accomplishments**

	Total
# of Singlefamily Units	1
# of Housing Units	1
# of Properties	1



**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

New Beginnings

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
Lake County BOCC	Local Government	\$ 0.00
New Beginnings	Unknown	\$ 9,291.80

**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 Description:**

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

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Action Plan Comments:**

Reviewer - Please set up activities for your Purchase and Rehab project. This should include your 25% set a side for very low income (50% at or below the median area income).

Reviewer - Per grantee decreased budget Activity 02-03A2 by \$10,936.04 and applied to LH25 Activity 02-03B1. Decreased budget Activity 02-03B2 amount by \$20,340.67 and applied to LH 25 Activity 02-03B1. Total added funds to Activity 02-03B1 is \$31,276.71.sk 10/16/12



Reviewer - Action Plan modification approved for minor budget adjustments. LS 3/21/14

Reviewer - Action Plan changes due to close out per HUD.

Reviewer - revisions directed by HUD TA for closeout

Reviewer - Working with HUD TA Provider to make necessary revisions to activities for closeout. LS

## Action Plan History

Version	Date
B-08-UN-12-0008 AP#1	07/27/2010
B-08-UN-12-0008 AP#2	10/13/2011
B-08-UN-12-0008 AP#3	05/31/2012
B-08-UN-12-0008 AP#4	08/29/2012
B-08-UN-12-0008 AP#5	10/16/2012
B-08-UN-12-0008 AP#6	03/21/2014
B-08-UN-12-0008 AP#7	11/01/2016
B-08-UN-12-0008 AP#8	02/24/2017
B-08-UN-12-0008 AP#9	01/23/2018

