

Action Plan

Grantee: Seminole County, FL

Grant: B-08-UN-12-0018

LOCCS Authorized Amount:	\$ 7,019,514.00
Grant Award Amount:	\$ 7,019,514.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 1,880,835.00
Total Budget:	\$ 8,900,349.00

Funding Sources

Funding Source	Funding Type
NSP	Other Federal Funds

Narratives

Areas of Greatest Need:

Based on foreclosure data, the County will initially target the following target areas:

Sanford
Longwood-Winter Springs- Casselberry
Altamonte Area
Winter Park

In a November 2020 Substantial Amendment to the NSP-1 Action Plan, the NSP1 and NSP3 target areas were combined the following areas were added to the NSP1 target areas:

- The Sterling Meadows vicinity area (21100).
- The Alafaya Woods vicinity area (21311, 21309).
- The Deer Run area (22106, 22105, 22104)
- Winter Springs vicinity (21401, 21404)
- Sanlando vicinity (21608, 21901)
- Sunland Estates vicinity area (21705)
- West Altamonte vicinity area (20903)

Acquisition of condos will be avoided as these are not feasible for resale to low income purchasers.

Distribution and and Uses of Funds:

Proposed activities will include acquisition/rehab and resale and financing mechanisms. Low income targeting will be addressed through acquisition/rehab and rental of foreclosed properties.

In a November 2020 substantial amendment to the NSP-1 plan, the redevelopment activity was added, to allow for the construction of units on eligible foreclosed or abandoned parcels.

Definitions and Descriptions:



Low Income Targeting:

Acquisition and Relocation:

Public Comment:

A summary of the substantial amendments to the NSP1 and NSP3 Action Plans was published in the Orlando Sentinel, a newspaper of general circulation on October 18, 2020. In addition, the substantial amendments were posted on the Seminole County website on October 19, 2020. The public comment period began October 19, 2020 and concluded November 6, 2020. The substantial amendments were presented to the Board of County Commissioners at their regular Commission Meeting held November 10, 2020. No comments were received from the public during the comment period and none were received at the Commission Meeting.

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title	Grantee Program
001	Acquisition/Rehab/Resale	001a	Acquisition for Resale	
		001b	Rehabilitation of foreclosed properties	
002	Acquisition/Rehab for Rental	002a	Acquisition for Rental	
		002b	Rehabilitation	
003	Administration	00301	General Admin	
005	Redevelopment		<i>No activities in this project</i>	
04	Financing Mechanisms	0001	Soft Second Mortgage Assistance	
9999	Restricted Balance		<i>No activities in this project</i>	



Activities

Project # / 001 / Acquisition/Rehab/Resale

Grantee Activity Number: 001a

Activity Title: Acquisition for Resale

Activity Type:

Acquisition - general

Project Number:

001

Projected Start Date:

05/31/2009

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:

Under Way

Project Title:

Acquisition/Rehab/Resale

Projected End Date:

09/29/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 3,400,727.54

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 3,400,727.54

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
25	5	20	100.00
25	5	20	100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Seminole County

Organization Type

Unknown

Proposed Budget

\$ 3,400,727.54

Funding Source Name

Matching Funds

Funding Amount



NSP

No

\$ 0.00

Location Description:

target areas for the NSP Program

Activity Description:

Acquisition of foreclosed properties to be used in the resale NSP Program

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: 001b

Activity Title: Rehabilitation of foreclosed properties

Activity Type:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
001

Project Title:
Acquisition/Rehab/Resale

Projected Start Date:
07/01/2009

Projected End Date:
09/30/2019

Project Draw Block by HUD:
Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:
Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:
Not Blocked

Total Budget: \$ 724,770.38

Most Impacted and Distressed Budget: \$ 0.00

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

Other Funds: \$ 0.00

Total Funds: \$ 724,770.38

Benefit Report Type:
Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	25	5	20	100.00
# of Households	25	5	20	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	25
# of Housing Units	25
# of Properties	25

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Seminole County	Unknown	\$ 724,770.38

Funding Source Name	Matching Funds	Funding Amount
NSP	No	\$ 0.00

Location Description:
Seminole County NSP Target Areas.

Activity Description:

Rehabilitation single family units through the NSP.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / 002 / Acquisition/Rehab for Rental



Grantee Activity Number: 002a

Activity Title: Acquisition for Rental

Activity Type:

Acquisition - general

Project Number:

002

Projected Start Date:

05/31/2009

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.

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Acquisition/Rehab for Rental

Projected End Date:

09/29/2020

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 3,062,838.08

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 3,062,838.08

Proposed Beneficiaries

Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	34	34		100.00
# of Households	34	34		100.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

34

34

34

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

Seminole County

Organization Type

Unknown

Proposed Budget

\$ 3,062,838.08

Location Description:

Designated target areas for NSP Program

Activity Description:

Acquisition of properties for rental targeted to low income persons



Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: 002b

Activity Title: Rehabilitation

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

002

Projected Start Date:

07/01/2009

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:

Acquisition/Rehab for Rental

Projected End Date:

06/30/2010

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 621,113.45

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 621,113.45

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	32	30	2	100.00
# of Households	32	30	2	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	32
# of Housing Units	32
# ELI Households (0-30% AMI)	
# of Properties	32

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

Seminole County

Organization Type

Unknown

Proposed Budget

\$ 621,113.45

Funding Source Name

NSP

Matching Funds

No

Funding Amount

\$ 0.00

Location Description:

Seminole County NSP Target Areas.



Activity Description:

Rehabilitation of foreclosed properties to use as rental properties for low income households.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / 003 / Administration



Grantee Activity Number: 00301

Activity Title: General Admin

Activity Type:

Administration

Project Number:

003

Projected Start Date:

06/01/2009

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)

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

09/30/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 825,034.90

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 825,034.90

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Seminole County

Organization Type

Unknown

Proposed Budget

\$ 825,034.90

Location Description:

N/A

Activity Description:

Program Admin for NSP

Environmental Assessment:

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Grantee Activity Number: 0001

Activity Title: Soft Second Mortgage Assistance

Activity Type:

Acquisition - general

Project Number:

04

Projected Start Date:

06/01/2009

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:

Under Way

Project Title:

Financing Mechanisms

Projected End Date:

09/30/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 180,820.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 180,820.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	2	1	1	100.00
# of Households	2	1	1	100.00

Proposed Accomplishments

	Total
# of Housing Units	3
# of Properties	3

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Seminole County	Unknown	\$ 180,820.00

Funding Source Name	Matching Funds	Funding Amount
NSP	No	\$ 0.00

Location Description:

NSP Target areas



Activity Description:

Purchase subsidies in the form of soft 2nd mortgages in the NSP Program.

Environmental Assessment: EXEMPT**Environmental Reviews:** None**Activity Attributes:** None**Activity Supporting Documents:** None**Action Plan Comments:**

Reviewer - see me for corrections

Serino, Lori Grantee (Leo Luttig) requested to decrease the amount budgeted for rental acquisitions (activity 2a) by \$150,000 and increase the amount budgeted for rehab for resale (activity 1b) by \$150,000 in order to have sufficient funds to support their work plans. This modification does not cause the budgeted amounts to exceed the original allocation, admin is 10% of the allocation, and the LH25 is 45% of the allocation. Approval by S. Huey on 10/06/10.

Serino, Lori Changes to performance measures are needed for activity 001A and 001B. LS 2/4/2011

Serino, Lori Advised grantee to list middle income beneficiaries under mod title, because there are no columes for middle. LS 2/6/2011

Reviewer - Budget amounts revised to reflect proposed budget totals. sk 9/26/12

Serino, Lori Updated projected program income

Serino, Lori No modifications were made at this time.

Serino, Lori Action Plan modified to increase program income by 10%

Serino, Lori changes were to revise activity expiration dates.

Serino, Lori Approved for minor budget amendments.

Serino, Lori Seminole County is requested to submit the substantial amendment's approval from elected officials and proof of publication and comments from the public. Documentation should be e-mailed to the NSP HUD Rep (Lori Serino). Upon receipt and review, the County will be directed to re-submit the Action Plan.

Serino, Lori There are for activities flagged, revise each Activity End Date to remove the flags.



Serino, Lori No changes were made to the plan, returning per Grantee's request. LS

Action Plan History

Version	Date
B-08-UN-12-0018 AP#12	12/02/2021
B-08-UN-12-0018 AP#11	12/07/2020
B-08-UN-12-0018 AP#10	09/26/2019
B-08-UN-12-0018 AP#9	07/30/2019
B-08-UN-12-0018 AP#8	10/30/2018
B-08-UN-12-0018 AP#7	02/08/2018
B-08-UN-12-0018 AP#6	04/04/2017
B-08-UN-12-0018 AP#5	04/27/2016
B-08-UN-12-0018 AP#4	07/27/2015
B-08-UN-12-0018 AP#3	09/26/2012
B-08-UN-12-0018 AP#2	02/07/2011
B-08-UN-12-0018 AP#1	04/02/2010

