

Action Plan

Grantee: Orange County, FL

Grant: B-11-UN-12-0012

LOCCS Authorized Amount:	\$ 11,551,158.00
Grant Award Amount:	\$ 11,551,158.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 11,700,000.00
Total Budget:	\$ 23,251,158.00

Funding Sources

Funding Source	Funding Type
NSP 3	Do not select this item.

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

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
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



Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
1	Homebuyer Assistance Program	NSP 3 -ACTIVITY 1-VL/I-7703-7941 NSP3-Activity 1-7703-7941	Homebuyer assistance L/I Homebuyer Assistance Program
2	Acquisition, Rehab, Resale SFR	NSP3-Activity 2-7703-7942	Acquisition, Rehab, and Resale
3	Acquisition, Rehab Rental	NSP3-Activity 7- VL/I-7703-7946 NSP3-Activity 3-7703-7943	Acquisition L/I Acquisition, Rehab Rental Housing
4	Demolition of Blighted Properties	NSP 3 Activity 4-VL/ I-7703-7944 NSP3-Activity 4-7703-7944	Clearance Demolition L/I Demolition of Blighted Properties
5	Redevelopment of Demolished	NSP 3 Activity 5-VL/I-7703-7945 NSP3-Activity 5-7703-7945	Redevelopment of Demolished Properties L/I Redevelopment of Demolished Properties
6	Administration	NSP3-Activity 6-7703-7940	Administration
9999	Restricted Balance	<i>No activities in this project</i>	



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 Type:

Homeownership Assistance to low- and moderate-income

Project Number:

1

Projected Start Date:

05/01/2011

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:

Under Way

Project Title:

Homebuyer Assistance Program

Projected End Date:

04/13/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
15	15		100.00
15	15		100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total

15

15

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Orange County Housing & Community Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
--------------------------	-------------------	-----------------



Location Description:

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

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.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Grantee Activity Number: NSP3-Activity 1-7703-7941
Activity Title: Homebuyer Assistance Program

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

1

Projected Start Date:

05/01/2011

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:

Homebuyer Assistance Program

Projected End Date:

04/30/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 65,700.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 65,700.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
65	40	25	100.00
65	40	25	100.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

65

of Housing Units

65

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Orange County Housing & Community Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Orange County Housing & Community Development

Organization Type

Local Government

Proposed Budget

\$ 65,700.00

Location Description:



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.

Environmental Assessment: EXEMPT

Environmental Reviews: None

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

Grantee Activity Number: NSP3-Activity 2-7703-7942
Activity Title: Acquisition, Rehab, and Resale

Activity Type:

Acquisition - general

Project Number:

2

Projected Start Date:

05/01/2011

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 SFR

Projected End Date:

04/30/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 13,400,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00



Total Funds: \$ 13,400,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	60	40	20	100.00
# of Households	60	40	20	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	60
# of Housing Units	60
# of Parcels acquired voluntarily	60
# of Properties	60

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Orange County Housing & Community Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Orange County Housing & Community Development	Local Government	\$ 13,400,000.00

Location Description:

Pine Hills Target Area

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. 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

Environmental Assessment: EXEMPT



Environmental Reviews: None



Grantee Activity Number: NSP3-Activity 7- VL/I-7703-7946
Activity Title: Acquisition L/I

Activity Type:

Acquisition - general

Project Number:

2

Projected Start Date:

05/01/2011

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:

Under Way

Project Title:

Acquisition, Rehab, Resale SFR

Projected End Date:

04/30/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 7,852,199.96

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 7,852,199.96

Benefit Report Type:

Direct (Person)

Proposed Beneficiaries

of Persons

Total	Low	Mod	Low/Mod%
13	13		100.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

13

13

13

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Orange County Housing & Community Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Orange County Housing & Community Development

Organization Type

Local Government

Proposed Budget

\$ 7,852,199.96

Location Description:



Pine Hills Target Area

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.

Environmental Assessment: EXEMPT

Environmental Reviews: None

Project # / Title: 3 / Acquisition, Rehab Rental

Grantee Activity Number: NSP3-Activity 3-7703-7943
Activity Title: Acquisition, Rehab Rental Housing

Activity Type:

Acquisition - general

Project Number:

3

Projected Start Date:

05/01/2011

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:

Under Way

Project Title:

Acquisition, Rehab Rental

Projected End Date:

04/30/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

NA

Proposed Accomplishments

Total



# of Multifamily Units	65
# of Housing Units	65
# of Properties	1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Orange County Housing & Community Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Orange County Housing & Community Development	Local Government	\$ 1,800,000.00

Location Description:

Pine Hills Target Area

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.

Environmental Assessment: EXEMPT

Environmental Reviews: None



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 Type:

Clearance and Demolition

Project Number:

4

Projected Start Date:

05/01/2011

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:

Under Way

Project Title:

Demolition of Blighted Properties

Projected End Date:

04/30/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

NA

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

5

5

5

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Orange County Housing & Community Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Orange County Housing & Community Development

Organization Type

Local Government

Proposed Budget

\$ 0.00



Location Description:

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

Activity Description:

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

Environmental Assessment: UNDERWAY

Environmental Reviews: None



Grantee Activity Number: NSP3-Activity 4-7703-7944
Activity Title: Demolition of Blighted Properties

Activity Type:
 Clearance and Demolition

Project Number:
 4

Projected Start Date:
 05/01/2011

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:
 Area Benefit (Census)

Activity Status:
 Under Way
Project Title:
 Demolition of Blighted Properties

Projected End Date:
 04/30/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 32,532.08
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 32,532.08

Proposed Accomplishments	Total
# of Singlefamily Units	10
# of Housing Units	10
# of Properties	10

LMI%:	
--------------	--

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Orange County Housing & Community Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Orange County Housing & Community Development	Local Government	\$ 32,532.08

Location Description:
 Pine Hills Target Area

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.

Environmental Assessment: EXEMPT

Environmental Reviews: None

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 Type:
Rehabilitation/reconstruction of residential structures

Project Number:
5

Projected Start Date:
05/01/2011

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:
Redevelopment of Demolished Properties

Projected End Date:
04/30/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00



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			

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Orange County Housing & Community Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Orange County Housing & Community Development	Local Government	\$ 0.00

Location Description:

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

Activity Description:

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

Environmental Assessment: UNDERWAY

Environmental Reviews: None



Grantee Activity Number: NSP3-Activity 5-7703-7945
Activity Title: Redevelopment of Demolished Properties

Activity Type:

Construction of new housing

Project Number:

5

Projected Start Date:

05/01/2011

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:

Redevelopment of Demolished Properties

Projected End Date:

04/30/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

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

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

#Units exceeding Energy Star

#Units with bus/rail access

#Low flow showerheads

Total

1

1

1

1

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Orange County Housing & Community Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Orange County Housing & Community Development

Organization Type

Local Government

Proposed Budget

\$ 0.00



Location Description:

Pine Hills Target Area

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.

Environmental Assessment: EXEMPT**Environmental Reviews:** None**Project # / Title: 6 / Administration**

Grantee Activity Number: NSP3-Activity 6-7703-7940
Activity Title: Administration

Activity Type:

Administration

Project Number:

6

Projected Start Date:

05/01/2011

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:

Under Way

Project Title:

Administration

Projected End Date:

04/30/2014

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:****Total Budget:** \$ 1,900,725.96**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 1,900,725.96

Benefit Report Type:

NA

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Orange County Housing & Community Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Orange County Housing & Community Development	Local Government	\$ 1,900,725.96

Location Description:

Orange County Housing & Community Development, Orlando, FL

Activity Description:

Administration

Environmental Assessment: EXEMPT

Environmental Reviews: None

Action Plan Comments:

Reviewer - Rejected plan per Grantees request. LS 4/6/11

Reviewer - Need to increase budget for LH25 activity, current budget does not meet set aside requirement. Revise Admin, over budget most likely due to rounding up. LS 4/13/11

Reviewer - Plan Modification approved. Modification included adding the County's Accounting Codes to Grantee Activity numbers as follows:

* Activity 1-7703-7941,* Activity 2-7703-7942,* Activity 3-7703-7943,* Activity 4-7703-7944,* Activity 5-7703-7945,* Activity 6-7703-7940,* Activity 7-7703-7946.



- Reviewer - Action plan approved per the November 16, 2011 e-mail from Dan Javier regarding minor revisions to the NSP3 grant to facilitate their ability to better track the activities that will benefit households that earn less than 50% median income. TT/11/18/11
- Reviewer - NSP3 Action Plan Substantial Amendment to expand AGN is approved per NSP3 Action Plan Substantial Amendment approval letter dated 4-4-2013. TT 4-11-2013.
- Reviewer - No substantive changes made to Action Plan per 4-29-2013 email from Anhkhoea Dang. Previously approved Action Plan is re-approved to permit submission of QPR. TT; 4-29-2013
- Reviewer - Action Plan modification to transfer funds among existing activities to balance sources and uses of funds. No new activities or change to the scope of any existing activities per 7/25/2013 email from grantee. TT; 7/25/2013
- Reviewer - Action Plan modification are approved for minor budget adjustments to activities. LS
- Reviewer - Plan modification approved for minor budget changes to increase program income and adjust funds between activities.
- Reviewer - Modification is for minor budget adjustments.
- Reviewer - modified by decreasing our budget for Activity 1 by \$300,000 and increasing our budget for Activity 2 by \$300,000.
- Reviewer - Budget adjustment.
- Reviewer - Minor budget adjustments
- Reviewer - Modifications include and Increase: Activity Title: Acquisition L/I by \$625,000. Decrease: Activity Title: Acquisition, Rehab, Resale by \$500,000. Decrease: Activity Title: Administration by \$125,000.
- Reviewer - B-11-UN-12-0012 (NSP3): Program Income budget was changed. It was increased by \$120,000 for a total PI budget of \$11,620,000.
- Reviewer - There are 10 flags identified in DRGR; please fix the flags by the next QPR. If you need assistance, please email me. LS

Action Plan History

Version	Date
B-11-UN-12-0012 AP#1	11/18/2011
B-11-UN-12-0012 AP#2	04/11/2013
B-11-UN-12-0012 AP#3	04/29/2013
B-11-UN-12-0012 AP#4	07/25/2013
B-11-UN-12-0012 AP#5	01/30/2014
B-11-UN-12-0012 AP#6	10/10/2014
B-11-UN-12-0012 AP#7	01/27/2015
B-11-UN-12-0012 AP#8	04/28/2015
B-11-UN-12-0012 AP#9	07/30/2015
B-11-UN-12-0012 AP#10	04/27/2016
B-11-UN-12-0012 AP#11	07/19/2016
B-11-UN-12-0012 AP#12	04/04/2017
B-11-UN-12-0012 AP#13	04/22/2017



