

Grantee: Ft. Myers, FL

Grant: B-08-MN-12-0008

October 1, 2009 thru December 31, 2009 Performance Report

Grant Number:

B-08-MN-12-0008

Obligation Date:**Grantee Name:**

Ft. Myers, FL

Award Date:**Grant Amount:**

\$2,297,318.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

No QPR Contact Found

Disasters:**Declaration Number**

NSP

Plan Description:

The Fort Myers area currently has approximately 2100 properties in some stage of default.

Recovery Needs:

The City is preparing community preservation and diligently seeking qualified homeowners and renters to provide affordable housing in the City of Fort Myers.

Overall**This Report Period****To Date****Total Projected Budget from All Sources**

N/A

\$2,297,318.00

Total CDBG Program Funds Budgeted

N/A

\$2,297,318.00

Program Funds Drawdown

\$440,970.70

\$497,726.45

Obligated CDBG DR Funds

\$439,731.00

\$1,229,731.00

Expended CDBG DR Funds

\$230,691.71

\$663,081.67

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

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$344,597.70	\$0.00
Limit on Admin/Planning	\$229,731.80	\$73,339.73
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

Year-to-date, the City of Fort Myers has acquired 7 foreclosed homes in the target area. Currently, 3 of these homes have been rehabilitated and 4 others are undergoing rehabilitation. Rehabilitation work will include the energy efficiency and other environmental improvements as well as bringing homes up to the current building code. Most of the homes were built prior to the 1990's and have current HERS index ratings between 125 points and 159 points, which means that the homes are far below the optimal level of efficient energy usage standard. The goal of the program is to get the HERS index points below 90. Types of improvements may include windows, insulation, roof tiles, Energy Star appliances (stove & refrigerator), Energy Star rated water heaters, as well as remediation of health concerns such as mold. With these improvements the HERS rating is expected to range between 80 and 67 points which exceeds the Florida Green Building Coalition's suggested the rating of 90 points. Most importantly, the projected annual energy cost to homeowners is expected to reduce by approximately 50% to 60% of the current level. One of the completed rehabilitated homes has received a "Gold" level rating from Florida Green Building Coalition.

Of the 3 homes have been rehabilitated and 2 homes have been sold to an income eligible homebuyer. The City has received \$28,248.49 in program income from the sale of one home. Additionally, the City continues to identify potential eligible properties and homebuyers to participate in the NSP program.

As noted in the previous quarterly report, the City purchased a seven unit multi-family rental property. The City now has a contractor on board to complete the rehabilitation of the property before turning it over to a local non-profit organization.

City NSP website should be complete by mid-February.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, Acquisition/Rehab/Resale of Single Family units	\$114,598.63	\$1,493,256.00	\$152,171.40
0002, Acquisition and Rehabilitation Multi-family 50% and below	\$221,886.03	\$574,330.00	\$221,886.03
0003, Planning and Administration	\$41,377.09	\$229,732.00	\$60,560.07
0004, Acq/Rehab/Resell Single Family Homes 50% and below	\$63,108.95	\$0.00	\$63,108.95
0005, below 50%	\$0.00	\$0.00	\$0.00

0005, Redevelopment	\$0.00	\$0.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number:	8249-A
Activity Title:	Single Family Acquisition 50% and below

Activity Category:

Acquisition - general

Project Number:

0004

Projected Start Date:

03/03/2009

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acq/Rehab/Resell Single Family Homes 50% and below

Projected End Date:

07/31/2013

Responsible Organization:

City of Fort Myers

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$136,175.00
Total CDBG Program Funds Budgeted	N/A	\$136,175.00
Program Funds Drawdown	\$63,108.95	\$63,108.95
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity will be used to acquire foreclosed single family homes for households with incomes 50% and below.

Location Description:

City of Fort Myers NSP Target area.

Activity Progress Narrative:

Performance Measures

No 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	

Grantee Activity Number:	8250-A
Activity Title:	Homeownership Acquisition of Single Family units

Activity Category:

Acquisition - general

Project Number:

0001

Projected Start Date:

03/03/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehab/Resale of Single Family units

Projected End Date:

07/30/2013

Responsible Organization:

City of Fort Myers

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$241,713.00
Total CDBG Program Funds Budgeted	N/A	\$241,713.00
Program Funds Drawdown	\$71,865.53	\$109,438.30
Obligated CDBG DR Funds	\$0.00	\$300,000.00
Expended CDBG DR Funds	\$55,769.70	\$226,646.75
City of Fort Myers	\$55,769.70	\$226,646.75
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The City of Fort Myers Housing & Real Estate Office will work with lenders to acquire homes that have been foreclosed and vacant for at least 90 days, and are on the lender's current inventory. Once foreclosed properties have been identified in the target areas, the City will negotiate with the lender(s) to obtain the maximum reasonable discount for use in the program.

Location Description:

This activity will be carried out in the three target areas: East Fort Myers, Central Fort Myers, and Dunbar-Belle Vue.

Activity Progress Narrative:

The City purchased 2 properties this quarter in the NSP target area. The City is experiencing slight difficulty with identifying qualified properties in the target area. As most municipalities, investors are buying a lot of the property before City is able to purchase and complete due diligence. Additionally, the property values are continuing to fall which makes it more difficult to purchase homes and particularly when it comes to homes located in the floodplain (there are foreclosed homes in the flood plain that we've overlooked because of the FEMA 50% rule for not rehabilitating more than 50% of property value.) Overall, we are doing quite well, we have purchased 8 single family homes. Two of the homes have been sold and most of the homes have potential buyers identified.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	2	0/0	0/0	8/6
# of Households benefitting	0	0	0	0/0	0/6	0/6
# of Persons benefitting	0	0	0	0/0	0/0	0/0

Activity Locations

Address	City	State	Zip
144 Diana Avenue	Fort Myers	NA	33905-
5 Kingsman Circle	Fort Myers	NA	33905-

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 8250-R

Activity Title: Homeownership Rehabilitation

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

0001

Project Title:

Acquisition/Rehab/Resale of Single Family units

Projected Start Date:

03/03/2009

Projected End Date:

07/30/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Fort Myers

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$420,000.00
Total CDBG Program Funds Budgeted	N/A	\$420,000.00
Program Funds Drawdown	\$42,733.10	\$42,733.10
Obligated CDBG DR Funds	\$260,000.00	\$350,000.00
Expended CDBG DR Funds	\$133,874.12	\$133,874.12
City of Fort Myers	\$133,874.12	\$133,874.12
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity will bring homes back to move-in condition and allow opportunities to purchase properties and rehabilitate homes to current standards. The City of Fort Myers will use licensed and insured contractors. The 2008-2009 CDBG Substantial Amendment No. 3 Notice of NSP Amended Budget showed this activity budget would change to \$802,856. Afterwards, \$85,430.99 was added which does not trigger a substantial amendment.

Location Description:

This activity will be carried out in the three target areas: East Fort Myers, Central Fort Myers, and Dunbar-Belle Vue.

Activity Progress Narrative:

The City completed rehabilitation of three homes and four others are underway. The City spent initial inspection/program delivery funds for due diligence on 127 Diana Avenue but the property was not purchased due to Chinese Dry wall found in the home. Of the completed rehabilitated homes, two have been sold and other homes have identified potential buyers. As mentioned previously, the City is rehabilitating homes using green and energy efficient standards which adds an extra bonus to the low-moderate income buyer.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	8	0/0	0/0	8/6
# of Households benefitting	0	0	0	0/0	0/6	0/6

Activity Locations

Address	City	State	Zip
1159 Bent Creek Loop	Fort Myers	NA	33905-
144 Diana Avenue	Fort Myers	NA	33905-

127 Diana Avenue	Fort Myers	NA	33905-
5 Kingsman Circle	Fort Myers	NA	33905-
1512 Brookhill Drive	Fort Myers	NA	33916-
3285 Willin Street	Fort Myers	NA	33916-
2665 Lime Street	Fort Myers	NA	33916-
1151 Bent Creek Loop	Fort Myers	NA	33905-

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 8251-A

Activity Title: Acquisition Multi-family

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

0002

Project Title:

Acquisition and Rehabilitation Multi-family 50% and below

Projected Start Date:

03/03/2009

Projected End Date:

07/30/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Fort Myers

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$217,873.00
Total CDBG Program Funds Budgeted	N/A	\$217,873.00
Program Funds Drawdown	\$216,072.03	\$216,072.03
Obligated CDBG DR Funds	(\$70,269.00)	\$229,731.00
Expended CDBG DR Funds	\$0.00	\$216,072.23
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity will provide housing units for households at or below 50 percent of area median income. Properties will be acquired for at least 1 percent below market value (discount).

Location Description:

This activity will be carried out in the three target areas: East Fort Myers, Central Fort Myers, and Dunbar-Belle Vue.

Activity Progress Narrative:

The City did not purchase any new multi-family properties this quarter. At this time, the City doesn't anticipate purchasing anymore multi-family properties, however this can change.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	7/7
# of Households benefitting	0	0	0	0/7	0/0	0/7
# of Persons benefitting	0	0	0	0/0	0/0	0/0

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

Grantee Activity Number: 8251-R**Activity Title: Rehabilitation Multi-family****Activity Category:**

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

0002

Project Title:

Acquisition and Rehabilitation Multi-family 50% and below

Projected Start Date:

03/03/2009

Projected End Date:

07/30/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Fort Myers

Overall**Oct 1 thru Dec 31, 2009****To Date**

Total Projected Budget from All Sources	N/A	\$298,000.00
Total CDBG Program Funds Budgeted	N/A	\$298,000.00
Program Funds Drawdown	\$5,814.00	\$5,814.00
Obligated CDBG DR Funds	\$250,000.00	\$250,000.00
Expended CDBG DR Funds	\$13,148.84	\$13,148.84
City of Fort Myers	\$13,148.84	\$13,148.84
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity will provide housing units for households at or below 50 percent of area median income.

Location Description:

This activity will be carried out in the three target areas: East Fort Myers, Central Fort Myers, and Dunbar-Belle Vue.

Activity Progress Narrative:

The City of Fort Myers purchased a 7-unit multi-family rental unit in the previous quarter and has developed rehabilitation specifications and has selected a contractor. The rehabilitation work will take an approximately 90 days. The City has identified a non-profit partner to manage the property. The City anticipates turning over the property after the completion of rehabilitation to the non-profit partner. This property will be rehabilitated with green and energy efficient standards.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	7	0/0	0/0	7/7
# of Households benefitting	0	0	0	0/7	0/0	0/7

Activity Locations

Address	City	State	Zip
2475 Central Avenue	Fort Myers	NA	33901-

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 8252

Activity Title: Program Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

0003

Project Title:

Planning and Administration

Projected Start Date:

03/03/2009

Projected End Date:

07/30/2009

National Objective:

N/A

Responsible Organization:

City of Fort Myers

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$229,732.00
Total CDBG Program Funds Budgeted	N/A	\$229,732.00
Program Funds Drawdown	\$41,377.09	\$60,560.07
Obligated CDBG DR Funds	\$0.00	\$100,000.00
Expended CDBG DR Funds	\$27,899.05	\$73,339.73
City of Fort Myers	\$27,899.05	\$73,339.73
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

These NSP funds will be used to pay reasonable program administration costs related to the planning and execution of NSP activities. This includes costs related to staffing program related activities.

Location Description:

City of Fort Myers NSP Target Area

Activity Progress Narrative:

The City of Fort Myers has hired a consultant as NSP Project Manager to coordinate NSP activities in accordance with program guidelines.

Year to date, the City expended \$ 728,418.61 and has obligated \$1,229,732.00 of its NSP funds.

The City's NSP marketing program includes presentations at community meetings, distribution of marketing brochures and appearance at local TV talk shows.

Additionally, the City expects NSP website will be completed by second week in February 2010.

Performance Measures

No 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
