

# Grantee: Lakeland, FL

## Grant: B-08-MN-12-0013

### July 1, 2021 thru September 30, 2021 Performance

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<b>Grant Number:</b> B-08-MN-12-0013	<b>Obligation Date:</b>	<b>Award Date:</b>
<b>Grantee Name:</b> Lakeland, FL	<b>Contract End Date:</b> 03/10/2013	<b>Review by HUD:</b> Reviewed and Approved
<b>Grant Award Amount:</b> \$2,005,781.00	<b>Grant Status:</b> Active	<b>QPR Contact:</b> No QPR Contact Found
<b>LOCCS Authorized Amount:</b> \$2,005,781.00	<b>Estimated PI/RL Funds:</b> \$872,666.06	
<b>Total Budget:</b> \$2,878,447.06		

### Disasters:

#### Declaration Number

No Disasters Found

### Narratives

#### Areas of Greatest Need:

During the prime years of the housing boom, the City of Lakeland and Polk County areas benefited from the successes of the market. But during the years following, our community has suffered from the severe housing market decline. The City of Lakeland developed the Neighborhood Stabilization Program pursuant to the Housing and Economic Recovery Act of 2008 (HERA) to concentrate in target areas of: Greatest percentage of home foreclosures; Highest percentage of homes financed by a subprime mortgage related loan; and Areas identified as the most likely to face a significant rise in the rate of home foreclosures. Based on the NSP established criteria and research completed using private and U.S. Department of Housing and Urban Development (HUD) provided resources, City of Lakeland has identified the following neighborhoods as areas of greatest need: North Lake Wire, Paul A. Diggs, Parker Street, Webster Park North and South, Gladys Leggett, Jewel Avenue and secondary neighborhoods of Robson Street, Crystal Lake and Shore Acres. These neighborhoods have foreclosure rates of 13.7% to 15.5%. The City of Lakeland will direct its efforts to this area with the NSP funds. However, after resources have been exhausted within the area of greatest need, the City of Lakeland will focus its resources on three (3) other neighborhoods. Utilizing HUD provided data regarding foreclosures, staff identified those census tract block groups which exceed or are projected to exceed the city-wide foreclosure rate of 7.9 percent. The City analyzed the data and established a minimum high cost loan rate of 35% in determining areas of greatest need. Areas identified had abandonment risk scores between three and 10 and predicted 18 month underlying foreclosure rates of 7.9 percent or higher. NSP CDBG activities will meet the low, moderate and middle income national objective of the assisted activity: Provides or improves permanent residential structures that will be occupied by a household whose income is at or below 120% of area median income (abbreviated as LMMI). NSP eligible use - Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties; demolish blighted structures; land bank; redevelop demolished or vacated properties and planning and administration. CDBG Eligible Activities are found under: 24 CFR 570.201-(a) Acquisition;(b)Disposition;(i) Relocation;(n) Direct Homeownership Assistance 24 CFR 570.202(a) - Eligible rehabilitation and preservation activities for homes and other residential properties 24 CFR 570.206 - Activity delivery costs for an eligible activity 24 CFR 570.201(d)-Clearance and Demolition and 24 CFR 570.206 (a)- Planning and Administration. The City will solicit one or more Requests for Qualifications for organizations/partners to participate in the program. The City will require many partners such as, but not limited to, housing non-profits/for-profits, lenders, title companies, asset/property managers, appraisers, real estate companies, contractors (including demolition contractors), and inspection firms. The City may provide other incentives for Housing Partners to assist special needs populations, which may include the homeless, disabled, victims of domestic violence, and others, and will provide incentives for improving energy efficiency, conservation, or providing renewable energy source(s). These types of features will p

#### Areas of Greatest Need:

and increased sustainability and attractiveness of housing and neighborhoods. Projects are anticipated to be in place from (September 28, 2008 for Admin) February, 2009 thru July 30, 2013. The City of Lakeland Neighborhood Services Division will administer the program. The contact person is R. Brian Rewis, Neighborhood Services Manager, 1104 Martin L. King, Jr. Avenue, Lakeland, Florida 33805. Amendment dated 03/01/2010 Based on the NSP established criteria and research completed using private and U

#### Distribution and and Uses of Funds:

Based on the City's analysis, the neighborhoods identified as areas of greatest need meet the three requirements of HERA for the use of NSP funds. NSP funds will be used to perform the activities identified in this substantial amendment. The purpose of the distribution to the impacted areas is to stabilize the areas and provide opportunities for low to middle income households to acquire properties. Activity 1) Acquisition and Resale of Foreclosed Properties- Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties. The City will provide funding for approved partners to acquire the properties and the properties will



be held in a non profit agency's name (to be determined) during the rehab process until sold. Activity 2) Rehabilitation and Resale of Foreclosed Homes - The City of Lakeland's NSP program will be used to rehabilitate both single-family and multi-family residential properties. The local staff will be performing these duties. Costs of rehabilitation can include labor, materials, supplies, permits, lead-based paint assessment, abatement and clearance, barrier removal, energy efficient measures, asbestos assessment and abatement, and program delivery. Activity 3) Demolition of Acquired Foreclosed Homes and/or Blighted Structures - Housing units acquired through the City's program that are not economically feasible to be rehabilitated, and/or pose a health/safety threat, may be demolished. Activity 4) Land Banking of Foreclosed Properties - Establish land banks for homes that have been foreclosed upon. Land banking and subsequent redevelopment of the demolished or vacant property will be for households at or below 120% AMI. Accounts will be set up for lot maintenance for a maximum of 10 years. Activity 5) Redevelop Demolished or Vacant Properties- Redevelopment of the demolished or vacant property will be for households at or below 120% AMI. Once constructed, these homes will be made available to income eligible households. The City will acquire the services of local housing partners(to be determined) to carry out this function. Activity 6) Planning and Administration - NSP funds will be used to pay reasonable program administration costs related to the planning and execution of the activities listed above. This includes costs related to staffing for overall program management, coordination, monitoring, reporting and direct and indirect costs. All Planning and Administration activities are done by the City's staff. The City will use the minimum affordability standards that fall under the federal HOME Investment Partnership Program. Any NSP assisted homebuyer must receive at least eight (8) hours of homebuyer counseling from a HUD approved housing counseling agency prior to obtaining a mortgage loan. And lenders of any first mortgage loan provided to an income eligible household must comply with Treasury's guidance for non-traditional mortgages. Compliance must be documented. All loans must be at a fixed rate not to exceed a term of forty (40) years. Budget: At least 25% of the City's allocation must benefit housing individuals and/or families of 50% and below of AMI. That amount stated in the NSP plan is \$560,000. Acquisition - \$780,000 12 units Rehabilitation - \$405,600 8 units Demolition - \$40,000 8 units Land Bank - \$80,000 4 units Redevelopment - \$500,000 6 units Planning/Admin - \$200,181. A

**Distribution and and Uses of Funds:**

Amendment effective 03/01/2010 Revised Budget Activity 50% and below of AMI 51 - 120% of AMI Total per Activity Planning and Administration 200,181 Acquisition of Foreclosed Properties 100,000 680,000 780,000 Rehabilitation of Foreclosed Properties 20,000 465,600 485,600 Demolition of Acquired/Foreclosed Properties 40,000 -0- 40,000 Redevelopment of Demolished or Vacant properties 400,000 100,000 500,000 Total \$560,000 \$1,245,

**Definitions and Descriptions:**

Blighted Structure is defined as any structure which is unsafe, unsanitary, unfit for human habitation, or not provided with adequate egress, or which constitutes a fire hazard, or is otherwise dangerous to human life. The maximum Affordable Rents shall not exceed the Fair Market Rents (FMR) as published annually by the U.S. Department of Housing and Urban Development for the Lakeland, Florida Metropolitan Statistical Area (MSA). The current rents are listed below:

- Efficiency
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- 4 bedroom
- FMR
- \$ 586
- \$ 647
- \$ 745
- \$ 945
- \$ 1,109

Definition of "Middle Income Household:" A household having an income equal to or less than 120% of AMI as 2.4 times the current Section 8 income limit for households below 50% of median income, adjusted for family size.

Definition of "Moderate Income Household:" A household having an income equal to or less than 80% of AMI, but greater than 50% of AMI.

Definition of "Low Income Household:" A household having an income equal to or less than 50% of AMI.

Definition of "Current Market Appraised Value:" The value of a foreclosed upon home or residential property that is established through an appraisal made in conformity with the appraisal requirements of the URA at 49 CFR 24.103 and completed within 60 days prior to an offer made for the property by a grantee, subrecipient, developer, or individual homebuyer.

Definition of "Land Bank:" A governmental or non-governmental nonprofit entity established, at least in part, to assemble, temporarily manage, and dispose of vacant land for the purpose of stabilizing neighborhoods and encouraging re-use or redevelopment of urban property. For the purposes of the NSP program, a land bank will operate in a specific, defined geographic area. It will purchase properties that have been abandoned or foreclosed upon and maintain, assemble, facilitate redevelopment of, market, and dispose of the land banked properties. If the land bank is a governmental entity, it may also maintain abandoned or foreclosed property that it does not own, provided it charges the owner of the property the full cost of the service or places a lien on the property for the full cost of service.

**Public Comment:**

The Neighborhood Services Division advertised the notice of Substantial Amendment to the 2008 -2009 CDBG/HOME Action Plan in the local newspaper, outlining that the Substantial Amendment was available for public review from October 31 through November 14, 2008 on the City's website at www.lakelandgov.net. Additionally, the Neighborhood Services Division made workshop presentations to the City Commission on October 31, 2008, the Citizen's Advisory Committee on November 3, 2008, and the Affordable Housing Advisory Committee on November 13, 2008 (see attached agendas).

Members of the City Commission, CAC and AHAC expressed concerns regarding the Plan such as:

- Ø Short period of time to expend the funds;
- Ø Target areas may not be areas where homebuyers will prefer to purchase homes;
- Ø Possible challenge in selling rehabilitated homes because of the slow economy;
- Ø Target areas were too concentrated or not concentrated enough;
- Ø Expressed preference to reconstruct homes instead of rehabilitate to assist the local builders construction business during



the economic slowdown; and  
 Ø Use of local builders, realtors, and appraisers to assist with slow business market.

Staff did not receive any written comments from the public.

As outlined in the City's Citizen Participation Plan, the Neighborhood Services Division advertised in the local newspaper for this second Substantial Amendment to the 2008/2009 Action Plan. This amendment was also available for public review from February 12 through February 26, 2010 on the City of Lakeland's website.

For the second Substantial Amendment, Staff did not receive any written comments from the public.

**Low Income Targeting:**

It is anticipated that the funds set aside for households at or below 50% of AMI will be used for demolition and reconstruction. In that regard, it will be required that any partner selected to conduct demolition and reconstruction activities have a proven track record in this area.

The City of Lakeland may provide other incentives for housing partners to assist special needs populations, and who design creative mechanisms/programs to provide homeownership opportunities to low income households.

In the event that a single-family housing unit does not sell within a specified period to be identified in the subrecipient agreement, the City will require the unit be rented to an income eligible household.

**Acquisition and Relocation:**

As part of the acquisition process of foreclosed homes, if the cost of the rehabilitation of the unit is greater than fifty percent (50%) of the acquisition price, and/or the cost of acquisition and rehabilitation exceeds one hundred percent (100%) loan-to-value ratio, the City will evaluate the property to determine if demolition is appropriate. If demolition is economically feasible, the City will use NSP funds and/or other City affordable housing funds to construct a new unit.

The City has set a goal to fund the acquisition and demolition of approximately ten housing units for households at or below 80% of area median income.

It is anticipated that the acquisition process will begin in February 2009, followed by rehabilitation assistance if needed during the year. The project will be considered completed upon the transfer to an eligible homeowner. All activities are anticipated to be completed by and will continue through July 30, 2013.

Activity  
 50% and below of AMI  
 51% - 80% of AMI  
 81% - 120% of AMI  
 Total  
 Acquisition of  
   Foreclosed Properties  
 4  
 4  
 4  
 12  
 Rehabilitation of  
   Foreclosed Properties  
 1  
 5  
 4  
 10  
 Demolition of  
   Acquired/Foreclosed Properties  
 4  
 2  
 2  
 8  
 Redevelopment of  
   Demolished or Vacant properties  
 5  
 1  
 0  
 6

The City will follow the Uniform Relocation Act requirements for any affected households where a housing unit is being demolished that has not been vacant for more than ninety (90) days.

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	(\$5,135.35)	\$2,564,330.27
<b>Total Budget</b>	(\$5,135.35)	\$2,564,330.27
<b>Total Obligated</b>	(\$4,595.13)	\$2,564,330.27
<b>Total Funds Drawdown</b>	\$0.00	\$2,564,330.27
<b>Program Funds Drawdown</b>	\$0.00	\$2,005,256.80
<b>Program Income Drawdown</b>	\$0.00	\$559,073.47
<b>Program Income Received</b>	\$0.00	\$872,666.08



<b>Total Funds Expended</b>	\$0.00	\$2,559,338.78
<b>HUD Identified Most Impacted and Distressed</b>	\$0.00	\$540,532.60
<b>Other Funds</b>	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

### Funds Expended

<b>Overall</b>	<b>This Period</b>	<b>To Date</b>
City of Lakeland1	\$ 0.00	\$ 2,480,552.28
City of Lakeland2	\$ 0.00	\$ 78,786.50

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Target</b>	<b>Projected</b>	<b>Actual</b>
<b>Overall Benefit Percentage</b>	99.99%	.00%	.00%
<b>Minimum Non Federal Match</b>	\$ .00	\$ .00	\$ .00
<b>Overall Benefit Amount</b>	\$2,604,833.05	\$ .00	\$ .00
<b>Limit on Public Services</b>	\$300,867.15	\$ .00	\$ .00
<b>Limit on Admin/Planning</b>	\$200,578.10	\$273,353.50	\$273,353.50
<b>Limit on Admin</b>	\$ .00	\$273,353.50	\$273,353.50
<b>Most Impacted and Distressed</b>	\$ .00	\$ .00	\$540,532.60
<b>Progress towards LH25 Requirement</b>	\$719,611.77		\$749,627.01

## Overall Progress Narrative:

All activities completed. Waiting to complete the final missing QPR's to submit Close Out documents to HUD.

## Project Summary

<b>Project #, Project Title</b>	<b>This Report</b>	<b>To Date</b>	
	<b>Program Funds Drawdown</b>	<b>Project Funds Budgeted</b>	<b>Program Funds Drawdown</b>
#7, NSP 1-Revolving Loan Fund	\$0.00	\$0.00	\$0.00
1, Acquisition/Resale SFR	\$0.00	\$678,322.47	\$678,309.46
2, Rehab/Resale SFR	\$0.00	\$569,418.27	\$364,438.04
3, Demo of blighted structures	\$0.00	\$49,900.83	\$34,080.83
4, Land Bank foreclosed Properties	\$0.00	\$261,992.87	\$234,465.90
5, Redevelop Demo/vacant Properties	\$0.00	\$731,342.33	\$589,361.98
6, Administrative Costs	\$0.00	\$273,353.50	\$104,600.59
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

## Activities

**Project # / 4 / Land Bank foreclosed Properties**



# Grantee Activity Number: Activity 1 - 7816.5724

## Activity Title: Land Banking of foreclosed properties

### Activity Type:

Land Banking - Acquisition (NSP Only)

### Project Number:

4

### Projected Start Date:

06/01/2009

### Benefit Type:

Area ( Census )

### National Objective:

NSP Only - LMMI

### Activity Status:

Under Way

### Project Title:

Land Bank foreclosed Properties

### Projected End Date:

07/30/2013

### Completed Activity Actual End Date:

### Responsible Organization:

City of Lakeland1

Overall	Jul 1 thru Sep 30, 2021	To Date
<b>Total Projected Budget from All Sources</b>	\$0.00	\$261,992.87
<b>Total Budget</b>	(\$2,237.94)	\$261,992.87
<b>Total Obligated</b>	(\$2,087.06)	\$261,992.87
<b>Total Funds Drawdown</b>	\$0.00	\$261,992.87
<b>Program Funds Drawdown</b>	\$0.00	\$234,465.90
<b>Program Income Drawdown</b>	\$0.00	\$27,526.97
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$260,432.87
City of Lakeland1	\$0.00	\$260,432.87
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00

### Activity Description:

Land banking and subsequent redevelopment of the demolished or vacant property will be for households at or below 120% AMI. Accounts will be set up for lot maintenance for a maximum of 10 years.  
03/01/2010- The Land Banking strategy was deleted from the NSP Action Plan per the approval of the City Commission.

### Location Description:

Based on the NSP established criteria and research completed using private and U.S. Department of Housing and Urban Development (HUD) provided resources, City of Lakeland has identified the following neighborhoods as areas of greatest need: North Lake Wire, Paul A. Diggs, Parker Street, Webster Park South and North, Gladys Leggett, Jewel Avenue, and secondary neighborhoods of Robson Street, Crystal Lake and Shore Acres.

### Activity Progress Narrative:

### Accomplishments Performance Measures

This Report Period  
Total

Cumulative Actual Total / Expected  
Total



# of Properties 0 0/3

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/3
# of Singlefamily Units	0	0/3

### Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

### Activity Locations

No Activity Locations found.

### Other Funding Sources

No Other Funding Sources Found

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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Activity Supporting Documents: None

**Project # / 6 / Administrative Costs**



## Grantee Activity Number: Activity 1 - 7001.5724

### Activity Title: Planning and Administration

**Activity Type:**

Administration

**Project Number:**

6

**Projected Start Date:**

06/01/2009

**Benefit Type:**

N/A

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Completed

**Project Title:**

Administrative Costs

**Projected End Date:**

07/30/2013

**Completed Activity Actual End Date:****Responsible Organization:**

City of Lakeland1

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2021</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	\$0.00	\$273,353.50
<b>Total Budget</b>	(\$2,897.41)	\$273,353.50
<b>Total Obligated</b>	(\$2,508.07)	\$273,353.50
<b>Total Funds Drawdown</b>	\$0.00	\$273,353.50
<b>Program Funds Drawdown</b>	\$0.00	\$104,600.59
<b>Program Income Drawdown</b>	\$0.00	\$168,752.91
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$269,922.01
City of Lakeland1	\$0.00	\$269,922.01
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00

#### Activity Description:

NSP funds will be used to pay reasonable program administration costs related to the planning and execution of the activities listed above. This includes costs related to staffing for overall program management, coordination, monitoring, reporting and direct and indirect costs.

12/8/2010

The City under-estimated its expenditures for miscellaneous expenses for homes that was rehabilitated or reconstructed. Staff has amended its Action Plan budget to accommodate miscellaneous expenditures such as insurance, lawn care and etc. Staff adjusted the budget by moving \$61,259.82 from Administrative funds to the following activities:

Redevelopment over 50%	\$7,120.00
Rehab single family over 50%	16,234.92
Demo over 50%	18,269.90
Redevelopment under 25%	19,635.00

#### Location Description:

Based on the NSP established criteria and research completed using private and U.S. Department of Housing and Urban Development (HUD) provided resources, City of Lakeland has identified the following neighborhoods as areas of greatest need: North Lake Wire, Paul A. Diggs, Parker Street, Webster Park North and South, Gladys Leggett, Jewel Avenue, and secondary neighborhoods of Robson Street, Crystal Lake and Shore Acres.

#### Activity Progress Narrative:



## Accomplishments Performance Measures

No Accomplishments Performance Measures

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources

No Other Funding Sources Found

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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**Activity Supporting Documents:**

None

