

Grantee: Lee County, FL

Grant: B-08-UN-12-0009

October 1, 2009 thru December 31, 2009 Performance Report

Grant Number:

B-08-UN-12-0009

Obligation Date:**Grantee Name:**

Lee County, FL

Award Date:**Grant Amount:**

\$18,243,867.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

No QPR Contact Found

Disasters:**Declaration Number**

NSP

Plan Description:

Up until a couple years ago, Lee County had a thriving real estate and new construction market. Due to the weakening economy and the collapse of the real estate market, Lee County is now engulfed with large areas of foreclosed and abandoned homes. According to recent data from First American CoreLogic on foreclosures for the Cape Coral-Fort Myers area, the rate of foreclosures among outstanding mortgage loans is 11.5 percent for the month of February, an increase of 4.2 percentage points compared to February of 2008 when the rate was 7.3 percent. Foreclosure activity in Cape Coral-Fort Myers is higher than the national foreclosure rate which was 1.7 percent for February 2009, representing a 9.8 percentage point difference. As quoted from the April 8, 2009, Ft. Myers Florida Weekly Newspaper. Lee County is an area overcome with needs for neighborhood stabilization through redevelopment of abandoned and foreclosed homes.

Recovery Needs:

To identify the areas of greatest need throughout the county, Lee County analyzed all county Census Block Groups in terms of HUD NSP priority criteria for foreclosures, sub prime/high cost loan concentration, and projected foreclosure risk. The analysis showed concentrations of need in the "Lehigh Corridor, the CDBG targeted blighted neighborhoods of Page Park, Palmona Park, Pine Manor, and Suncoast Estates, the area of North Fort Myers between Palmona and Suncoast, the Tice/East Fort Myers neighborhood west of I-75 and San Carlos Park". Beneficiaries conform to the "National objective benefiting low,-moderate and -middle income persons, as defined in the NSP Notice-i.e., < 120% of area median income". "Lee County has set aside 25% of the total NSP allocation to provide housing for households at or below 50% of AMI. These funds are part of the rental strategy within Lee County. Housing will be developed for low income households and some units will be prioritized for special needs populations who are typically very low income households.

Overall**This Report Period****To Date**

Total Projected Budget from All Sources	N/A	\$18,243,867.00
Total CDBG Program Funds Budgeted	N/A	\$18,243,867.00
Program Funds Drawdown	\$1,635,898.10	\$2,628,873.88
Obligated CDBG DR Funds	\$5,495,176.27	\$6,495,676.27
Expended CDBG DR Funds	\$2,484,611.70	\$3,482,023.28
Match Contributed	\$0.00	\$0.00
Program Income Received	\$80,274.87	\$80,274.87
Program Income Drawdown	\$80,274.87	\$80,274.87

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	0.971%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$2,736,580.05	\$0.00
Limit on Admin/Planning	\$1,824,386.70	\$272,053.67
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

Lee County continues to promote the NSP program through speaking engagements and distribution of brochures and posters to major employers, agencies and other businesses throughout the County. Our webpage is fully up and running and offers a lot of NSP information include pictures of homes for sale, FAQ's, and links to our housing partner agencies. We have obligated over 35% of the funds and forecast to obligate over 50% by the next quarter.

Our success includes 62 single family homes purchased and are estimating a total of 100 homes to be purchased by the next quarter. Two properties have been sold to NSP qualified buyers. Currently, 26 homes are under rehabilitation.

In addition, our NSP program has created construction and home rehabilitating jobs for many new general contractors. This in turn is stimulating the local economy where the unemployment is over 10%.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Administration and Planning	\$154,893.51	\$1,800,000.00	\$271,130.21
3, Redevelopment	\$0.00	\$400,000.00	\$0.00
4, Acq/Rehab of Foreclosed Residential Properties	\$1,394,811.41	\$10,635,189.00	\$1,708,111.73
5, Acquisition/Rehab of Foreclosed Properties	\$86,193.18	\$5,008,678.00	\$649,631.94
6, Demolition	\$0.00	\$400,000.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number:	09-1110-NSA
Activity Title:	Lee County Administration and Planning

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

1

Project Title:

Administration and Planning

Projected Start Date:

03/04/2009

Projected End Date:

03/03/2013

National Objective:

N/A

Responsible Organization:

Lee County Department of Human Services

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

Total Projected Budget from All Sources	N/A	\$1,800,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,800,000.00
Program Funds Drawdown	\$154,893.51	\$271,130.21
Obligated CDBG DR Funds	\$164,123.11	\$280,623.11
Expended CDBG DR Funds	\$155,731.17	\$272,053.67
Lee County Department of Human Services	\$155,731.17	\$272,053.67
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Overall program administration of NSP activities

Location Description:**Activity Progress Narrative:**

Lee County continues to use Admin funds to market the NSP program and cover all eligible admin costs.

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:	09-1132-NSHR
Activity Title:	Acq/Rehab/Resale for Single Family Homewnership

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

4

Project Title:

Acq/Rehab of Foreclosed Residential Properties

Projected Start Date:

03/04/2009

Projected End Date:

03/03/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Lee County Department of Human Services

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

Total Projected Budget from All Sources	N/A	\$10,635,189.00
Total CDBG Program Funds Budgeted	N/A	\$10,635,189.00
Program Funds Drawdown	\$1,394,811.41	\$1,708,111.73
Obligated CDBG DR Funds	\$1,442,766.16	\$1,762,766.16
Expended CDBG DR Funds	\$2,242,687.35	\$2,560,337.67
Lee County Department of Human Services	\$2,242,687.35	\$2,560,337.67
Match Contributed	\$0.00	\$0.00
Program Income Received	\$80,274.87	\$80,274.87
Program Income Drawdown	\$80,274.87	\$80,274.87

Activity Description:

Strategy includes activities of acquisition, rehabilitation, resale, including first and second mortgages, down payment assistance and lease to purchase program. FHA and government foreclosed homes will be considered along with other NSP-eligible properties. Lee County will work with lenders to assist with homeowners obtaining mortgages, and will provide homebuyer counseling through a contract with a HUD certified counselor. Lee County will also work with homebuyers that seek to locate foreclosed homes near their support services, and will assist homebuyers that meet all the requirements of the program with down payment assistance and rehabilitation assistance if needed.

Location Description:

The Lee County NSP activities will focus on the western portion of the Lehigh Acres community (herein after referred to as the "Lehigh Corridor", in the CDBG targeted blighted neighborhoods of Page Park, Palmona Park, Pine Manor, and Suncoast Estates, in the area of North Fort Myers between Palmona and Suncoast, in the Tice/East Fort Myers neighborhood west of I-75, in San Carlos Park, and in several areas with Special Needs housing opportunities.

Activity Progress Narrative:

Thirty seven homes purchased this quarter and 2 homes sold to Lee County Citizens which generated the following program income: \$43,647.20 for 1008 Chaplin Ave., Lehigh Acres, FL of and \$ 36,627.67 for 5311 Bywood St., Lehigh Acres, FL. Nineteen additional homes pending purchase. We project to purchase 103 homes by March 31st, 2010.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	37	0/0	0/0	42/115
# of housing units	0	0	37	0/0	0/0	42/115
# of Households benefitting	0	1	2	0/0	1/35	2/115

Activity Locations

Address	City	State	Zip
2808 N Ann Ave	Lehigh Acres	NA	33971
3110 14th St SW	Lehigh Acres	NA	33976
3418 6th St SW	Lehigh Acres	NA	33976
2800 35th St SW	Lehigh Acres	NA	33976
3407 14th St SW	Lehigh Acres	NA	33976
4309 10th St W	Lehigh Acres	NA	33971
1004 Agnes Ave	Lehigh Acres	NA	33971
8192 New Jersey Blvd	Lehigh Acres	NA	33967
2911 8th St SW	Lehigh Acres	NA	33976
5007 Barth ST	Lehigh Acres	NA	33971
2916 2nd St W	Lehigh Acres	NA	33971
1409 Yvonne Ave., S	Lehigh Acres	NA	33976
4216 24th Street SW	Lehigh Acres	NA	33971
3211 1st St SW	Lehigh Acres	NA	33976
2901 3rd St SW	Lehigh Acres	NA	33976
2509 10th Street, SW	Lehigh Acres	NA	33976
5053 Billings St	Lehigh Acres	NA	33971
4610 5th St W	Lehigh Acres	NA	33971
5563 Benton St	Lehigh Acres	NA	33971
4910 Banning St	Lehigh Acres	NA	33971
9173 Pomelo Rd E	Lehigh Acres	NA	33967
3404 19th Street SW	Lehigh Acres	NA	33971
4908 5th St W	Lehigh Acres	NA	33971
4505 S Leonard Blvd	Lehigh Acres	NA	33973
4017 13th St W	Lehigh Acres	NA	33971
4201 19th St SW	Lehigh Acres	NA	33976
3400 6th St SW	Lehigh Acres	NA	33971
3100 11th St W	Lehigh Acres	NA	33971
4703 Hazel Ave S	Lehigh Acres	NA	33976
18573 Bradenton Rd	Lehigh Acres	NA	33967
3216 18th St W	Lehigh Acres	NA	33971
3317 16th St W	Lehigh Acres	NA	33971
2604 W 7th Street	Lehigh Acres	NA	33971
4210 26th St SW	Lehigh Acres	NA	33976
2711 23rd St SW	Lehigh Acres	NA	33976
2821 19th St SW	Lehigh Acres	NA	33976
5117 5th St W	Lehigh Acres	NA	33971

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: 09-1138-NSD

Activity Title: Demolition

Activity Category:

Clearance and Demolition

Activity Status:

Planned

Project Number:

6

Project Title:

Demolition

Projected Start Date:

12/07/2009

Projected End Date:

03/03/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Lee County Department of Human Services

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$400,000.00
Total CDBG Program Funds Budgeted	N/A	\$400,000.00
Program Funds Drawdown	\$0.00	\$0.00
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:

Demolition of blighted and unsafe structures in target areas.

Location Description:

Activity Progress Narrative:

No Demolition activity to report for the this quarter.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/20
# of housing units	0	0	0	0/0	0/0	0/20

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: 09-1139-NSRR

Activity Title: A/R/Rental

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

5

Project Title:

Acquisition/Rehab of Foreclosed Properties

Projected Start Date:

12/01/2009

Projected End Date:

03/03/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Lee County Department of Human Services

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$3,449,495.00
Total CDBG Program Funds Budgeted	N/A	\$3,449,495.00
Program Funds Drawdown	\$0.00	\$0.00
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:

Purchase and rehab multi-family units to serve low-income clients.

Location Description:

NSP target areas.

Activity Progress Narrative:

No Activity to report at this time.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/1
# of housing units	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: 09-1139-NSRR-HCFM

Activity Title: Acq/Rehab of Multi-family Rental

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

5

Project Title:

Acquisition/Rehab of Foreclosed Properties

Projected Start Date:

03/04/2009

Projected End Date:

03/03/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Housing Authority City of Ft. Myers

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$1,559,183.00
Total CDBG Program Funds Budgeted	N/A	\$1,559,183.00
Program Funds Drawdown	\$86,193.18	\$649,631.94
Obligated CDBG DR Funds	\$3,888,287.00	\$4,452,287.00
Expended CDBG DR Funds	\$86,193.18	\$649,631.94
Housing Authority City of Ft. Myers	\$86,193.18	\$649,631.94
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

With FMR for a 3 bedroom at \$1,337, many residents cannot afford to live in units that are safe and sanitary. This is particularly true for residents with special needs. This activity will include purchasing and rehabilitating properties to be used as rental units for persons at or below 50% of AMI. Lee County is issuing a Request for Proposals with a priority for rental to persons with disabilities or special needs to implement this project. Lee County will work with local housing service providers and the local Housing Authority to own and maintain the properties. Properties will be transferred to local nonprofits and the Housing Authority. Security instruments shall be placed on the properties ensuring properties will remain affordable for a minimum of HOME requirements and property will be used as awarded.

Location Description:

Rental units will be located in the Special Areas of Greatest Need or additional NSP-conforming areas as described on page 6 of Section A of the Lee County NSP Substantial Amendment.. Housing for populations with special needs will be located in proximity to agencies providing supportive services. If it is necessary to locate effective supportive housing projects outside of the geographic priorities, projects will be reviewed with the HUD field office and (1) implemented (2) rejected, or (3) forwarded as a substantial or non-substantial amendments upon direction of that office.

Activity Progress Narrative:

The bidding process has been completed and the agency in the process of validating the lowest bidder credentials. Rehab work should begin in January. To Date; Interior floor and landscape plans have been designed. The construction contract was awarded. Projected completion date of June 2010. HACFM continues to pursue properties for review and eligibility.

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	16/0
# of Households benefitting	0	0	0	0/16	0/0	0/16
# of Parcels acquired voluntarily	0	0	0	0/0	0/0	1/16

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: 09-11XX-Redevelopment

Activity Title: Redevelopment

Activity Category:

Acquisition, construction, reconstruction of public facilities

Activity Status:

Planned

Project Number:

3

Project Title:

Redevelopment

Projected Start Date:

12/07/2009

Projected End Date:

03/03/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Lee County Department of Human Services

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$400,000.00
Total CDBG Program Funds Budgeted	N/A	\$400,000.00
Program Funds Drawdown	\$0.00	\$0.00
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:

Acquire and rehab a facility/building within Lehigh Acres to operate as a community social service center to serve Low to Moderate clientele.

Location Description:

Weed and Seed Area of Lehigh Acres, Florida.

Activity Progress Narrative:

No Redevelopment activity to report for this quarter.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Public Facilities	0	0	0	0/0	0/0	0/1

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
