

Grantee: Orange County, FL

Grant: B-08-UN-12-0012

January 1, 2019 thru March 31, 2019 Performance Report

Grant Number: B-08-UN-12-0012	Obligation Date:	Award Date:
Grantee Name: Orange County, FL	Contract End Date: 03/09/2013	Review by HUD: Reviewed and Approved
Grant Award Amount: \$27,901,773.00	Grant Status: Active	QPR Contact: No QPR Contact Found
LOCCS Authorized Amount: \$27,901,773.00	Estimated PI/RL Funds: \$18,800,000.00	
Total Budget: \$46,701,773.00		

Disasters:

Declaration Number

No Disasters Found

Narratives

Areas of Greatest Need:

Despite years of steady growth and a vigorous housing market, Orange County now faces a severe housing market decline due to the ripple effects of a weakening economy. Last spring, WFTV-Channel 9 reported that Orlando has more vacant homes than any city in the United States, leading the nation with 7.4 percent of home vacancy rates according to the U.S. Census Bureau (March, 2008). Vacancy rates are important indicators for real estate not only because they drive price trends but they also pose a risk on neighborhoods by altering their economic stability and physical appearance. The high number of vacant properties in Orange County is attributed to the rising housing foreclosure activity during the past three years. From 2006 to September 2008, over 15,855 records of foreclosure activity in Orange County have been filed. Orange County now ranks among the top foreclosure markets nationwide. The Orlando Sentinel conducted an analysis of public records gathered by Realty Trac, Inc. and found that the foreclosure problem is distributed throughout Orange County, overcoming differences in income, race, ethnicity and geography . While this trend may not be unique when compared to other jurisdictions in the State of Florida, foreclosure trends in Orange County seem more evident in low to middle income areas due to the number and proximity of foreclosure clusters. As hundreds of homes continue to go into foreclosure, the social impact on our neighborhoods becomes evident. Homelessness, crime and neighborhood instability is on the rise. Vacancies and abandoned properties have become a magnet for vandalism and criminal activity. This increase in criminal activity is now most notable in areas deeply affected by foreclosures including Pine Hills, Azalea Park, Meadowoods, Union Park and Holden Heights. Local initiatives by residents and local churches are beginning to form in these neighborhoods to crack down on crime.

The Orange County Housing and Community Development Division is submitting an amendment to the Action Plan for the Neighborhood Stabilization Program (NSP). The Amendment will further expand program activities in two target areas, and expedite the use of grant funds allocated. The Pine Hills and Union Park Communities have been identified as target areas with a high number of foreclosures, and likely will face a significant rise in home foreclosures in the future. With the real estate market beginning to recover, the number of available foreclosure properties has been reduced substantially, which has slowed our ability to acquire properties. The expansion of our NSP target areas will provide an opportunity for us to meet the expenditure deadlines required by the program. Orange County will utilize NSP funding to help stabilize the following communities:

- Pine Hills
- Union Park
- Holden Heights
- Azalea Park
- Meadow Woods

Distribution and and Uses of Funds:

Orange County's NSP strategy will follow HUD's criteria for selection of neighborhoods and will be targeted to neighborhoods with the greatest need, exhibited by the following patterns: Neighborhoods with the highest number of home foreclosures. Neighborhoods with the highest number of homes financed by subprime lending. Neighborhoods that will likely face a significant rise in the rate of home foreclosures in the near future. Neighborhoods that will likely have a high number of blighted areas and abandoned properties. In addition to the above referenced criteria, Orange County's rationale for the selection NSP target neighborhoods will be based on the following: The neighborhoods that are experiencing destabilization due to an increase in crime. Bank owned properties in the neighborhood are being offered at reasonable price points that will ensure long term affordability for future homeowners.

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$49,901,773.00
Total Budget	\$0.00	\$46,701,773.00
Total Obligated	\$5,818.03	\$40,444,272.00
Total Funds Drawdown	\$27,578.69	\$39,522,507.31
Program Funds Drawdown	\$0.00	\$26,444,808.01
Program Income Drawdown	\$27,578.69	\$13,077,699.30
Program Income Received	\$26,954.30	\$18,656,897.96
Total Funds Expended	\$24,390.62	\$39,220,205.80
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Target	Actual
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$4,185,265.95	\$0.00
Limit on Admin/Planning	\$2,790,177.30	\$2,265,941.22
Limit on Admin	\$0.00	\$2,265,941.22
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$11,675,443.25	\$8,655,566.99

Overall Progress Narrative:

The rehabilitation of the last NSP 1 home was completed and the house is under contract for resale. The multi-family rental development agreement under the Redevelopment Project was finalized and executed. The project has broken ground.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Acquisition, Rehab, for Sale SFR	\$0.00	\$26,902,124.00	\$14,812,486.31
2, Acquisition, Rehab for Seville Place	\$0.00	\$7,000,000.00	\$6,641,901.40
3, Demolition	\$0.00	\$430,000.00	\$55,177.32
4, Redevelopment	\$0.00	\$3,200,000.00	\$0.00
5, Financing Mechanism	\$0.00	\$5,762,472.00	\$3,273,192.36
6, Administration	\$0.00	\$3,407,177.00	\$1,662,050.62

Activities

Project # / 1 / Acquisition, Rehab, for Sale SFR

Grantee Activity Number:	1-7708-7697
Activity Title:	Acquisition SFR Low Income

Activitiy Category:

Acquisition - general

Project Number:

1

Projected Start Date:

01/05/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition, Rehab, for Sale SFR

Projected End Date:

07/13/2013

Completed Activity Actual End Date:

Responsible Organization:

Orange County Government

Overall	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$1,500,000.00
Total Budget	\$0.00	\$1,500,000.00
Total Obligated	\$0.00	\$1,300,000.00
Total Funds Drawdown	\$0.00	\$1,231,932.87
Program Funds Drawdown	\$0.00	\$954,885.97
Program Income Drawdown	\$0.00	\$277,046.90
Program Income Received	\$16,954.30	\$254,435.10
Total Funds Expended	\$0.00	\$1,231,932.87
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity will acquire, rehabilitate and sell foreclosed properties to low income families.

Location Description:

This activity will be implemented within the NSP I Program target areas.

Activity Progress Narrative:

Accomplishments Performance Measures

# of Properties	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
	0		15/7	

# of Housing Units	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
	0		15/7	

# of Singlefamily Units	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
	0		15/7	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	15/7	0/0	15/7	100.00
# Owner Households	0	0	0	15/7	0/0	15/7	100.00

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:	Activity 1-7708-7687
Activity Title:	Acquisition SFR

Activitiy Category:	Activity Status:
Acquisition - general	Under Way
Project Number:	Project Title:
1	Acquisition, Rehab, for Sale SFR
Projected Start Date:	Projected End Date:
02/27/2009	09/30/2013
Benefit Type:	Completed Activity Actual End Date:
Direct (HouseHold)	
National Objective:	Responsible Organization:
NSP Only - LMMI	Orange County Housing and Community

Overall	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$25,402,124.00
Total Budget	\$0.00	\$25,402,124.00
Total Obligated	\$3,154.57	\$24,599,622.40
Total Funds Drawdown	\$3,127.02	\$24,483,072.25
Program Funds Drawdown	\$0.00	\$13,857,600.34
Program Income Drawdown	\$3,127.02	\$10,625,471.91
Program Income Received	\$10,000.00	\$18,402,462.86
Total Funds Expended	\$3,102.80	\$24,101,884.71
Orange County Housing and Community	\$3,102.80	\$24,101,884.71
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Orange County will purchase and hold title to all properties up to the sale to an eligible buyer. Orange County will implement the NSP activities in partnership with the private sector and non profit housing agencies. The selection of private companies to provide services will be conducted in a manner that is consistent with Orange County's purchasing requirements and applicable federal guidelines.

Location Description:

Program activities will be implemented in the following NSP targeted neighborhoods: Meadowoods, Pine Hills, Azalea Park, Holden Heights/Oak Ridge and Union Park.

Activity Progress Narrative:

Rehabilitation was completed on the last NSP home. This house is currently under contract for resale.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	150/50
# of buildings (non-residential)	0	0/0

# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired	0	144/50
Total acquisition compensation	0	13/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	151/50
# of Singlefamily Units	0	151/50

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/7	41/43	149/50	27.52
# of Persons	0	0	0	0/0	0/0	0/0	0
# Owner Households	0	0	0	0/7	41/43	149/50	27.52

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	

Project # / 2 / Acquisition, Rehab for Seville Place

Grantee Activity Number:	Activity 3-7708-7684
Activity Title:	Acquisition of Rental Housing

Activitiy Category:

Acquisition - general

Project Number:

2

Projected Start Date:

02/27/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition, Rehab for Seville Place

Projected End Date:

09/30/2013

Completed Activity Actual End Date:

Responsible Organization:

Orange County Housing and Community

Overall

Total Projected Budget from All Sources	Jan 1 thru Mar 31, 2019	To Date
	N/A	\$5,800,000.00

Total Budget	\$0.00	\$5,800,000.00
Total Obligated	\$0.00	\$5,800,000.00
Total Funds Drawdown	\$0.00	\$5,800,000.00
Program Funds Drawdown	\$0.00	\$5,781,453.10
Program Income Drawdown	\$0.00	\$18,546.90
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$5,800,000.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity consists of purchasing foreclosed homes or residential properties in partnership with non profit housing development organizations 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 NSP funds for this income category. The properties may consist of single family or multifamily housing.

Location Description:

Program activities will be implemented in the following NSP targeted neighborhoods: Meadowoods, Pine Hills, Azalea Park, Holden Heights/ Oak Ridge and Union Park.

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/0
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired	0	0/0
Total acquisition compensation	0	0/0

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	0/0	0/0	0
# of Persons	0	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	

Project # / 4 / Redevelopment

Grantee Activity Number:	Activity 6-7708-7686
Activity Title:	Emerald Villas Phase II

Activitiy Category:	Activity Status:
Construction of new housing	Under Way
Project Number:	Project Title:
4	Redevelopment
Projected Start Date:	Projected End Date:
02/01/2019	02/01/2021
Benefit Type:	Completed Activity Actual End Date:
Direct (HouseHold)	
National Objective:	Responsible Organization:
NSP Only - LMMI	Orange County Housing and Community

Overall	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$3,200,000.00
Total Budget	\$0.00	\$3,200,000.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Orange County Housing and Community	\$0.00	\$0.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Construct 96 unit multi-family development on previously foreclosed vacant land.

Location Description:

3204 El Primo Way, Orlando

Activity Progress Narrative:

Agreement with the developer was finalized and executed. The project has broken ground.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/96

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/5	0/5	0/96	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$3,200,000.00
Total Other Funding Sources	\$0.00

Project # / 6 / Administration

Grantee Activity Number:	Activity 8-7708-7679
Activity Title:	Administration

Activitiy Category:	Activity Status:
Administration	Under Way
Project Number:	Project Title:
6	Administration
Projected Start Date:	Projected End Date:
02/27/2009	09/30/2013
Benefit Type:	Completed Activity Actual End Date:
()	
National Objective:	Responsible Organization:
N/A	Orange County Housing and Community

Overall	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$3,407,177.00
Total Budget	\$0.00	\$3,407,177.00

Total Obligated	\$2,663.46	\$2,697,838.56
Total Funds Drawdown	\$24,451.67	\$2,265,941.22
Program Funds Drawdown	\$0.00	\$1,662,050.62
Program Income Drawdown	\$24,451.67	\$603,890.60
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$21,287.82	\$2,225,118.37
Orange County Housing and Community	\$21,287.82	\$2,225,118.37
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

NSP funds will be used to pay for program relation administration costs related to the planning and execution of all listed activities including but not limited to program management, program implementation, planning, reporting, monitoring other costs associated to direct and indirect charges for the program.

Location Description:

Orange County Housing and Community Development Division, 525 E. South Street, Orlando, FL 32801

Activity Progress Narrative:

Administrative expenditure from January through March of 2019.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries 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	
