

Grantee: Orlando, FL

Grant: B-08-MN-12-0020

October 1, 2019 thru December 31, 2019 Performance Report

Grant Number: B-08-MN-12-0020	Obligation Date:	Award Date:
Grantee Name: Orlando, FL	Contract End Date: 03/09/2013	Review by HUD: Reviewed and Approved
Grant Award Amount: \$6,730,263.00	Grant Status: Active	QPR Contact: Nancy Criscuolo
LOCCS Authorized Amount: \$6,730,263.00	Estimated PI/RL Funds: \$2,047,225.69	
Total Budget: \$8,777,488.69		

Disasters:

Declaration Number

No Disasters Found

Narratives

Areas of Greatest Need:

The following neighborhood areas have been identified as the targeted areas for the initial implementation of the Neighborhood Stabilization Program. These are the areas that have been most impacted by foreclosures and have risk scores of +10 as of October 2008; areas with the largest percentage of median income at or below +120% of AMI and areas with the highest concentration of foreclosures.

Priority #1: Beginning with the neighborhoods commencing on the corner of Colonial Dr. and Tucker Ave.; West on Colonial Dr. to Semoran Blvd.; South on Semoran Blvd. to Lake Underhill Rd.; West on Lake Underhill Rd. to Conway Rd.; South on Conway Rd. to Curry Ford Rd.; West on Curry Ford Rd. to Fern Creek Ave.; South on Fern Creek Ave. to Michigan St.; East on Michigan St. to Conway Gardens Rd.; South on Conway Gardens Rd. to Lake Margaret Dr.; East on Lake Margaret Dr. to Conway Rd.; South on Conway Rd. to Gatlin Ave.; East on Gatlin Ave. to Dixie Bell Dr.; North on Dixie Bell Dr. to Pershing Ave.; East on Pershing Ave. to S. Goldenrod Rd.; North on S. Goldenrod Rd. to Lake Underhill Rd.; West on Lake Underhill Rd. to Dahlia Dr.; North on Dahlia Dr. to Tucker Ave.; North on Tucker Ave. to ending at Colonial Dr. *Including only areas within the city limits.

Priority #2: Neighborhoods bordered commencing on the corner of W. Colonial Drive and I-4, West on W. Colonial Drive to Mission Rd.; South on Mission Road to Carter Street; West on Carter Street to Kirkman Road; South on Kirkman Rd. to L. B. McLeod Rd.; East on L. B. McLeod Rd. to I-4; North on I-4 to ending at W. Colonial Drive. *Including only areas within the city limits.

Priority #3: The neighborhoods bordered commencing on the corner of Clarcona-Ocoee Rd and US 441; West on Clarcona-Ocoee Rd. to Pine Hills Road; South on Pine Hills Rd. to W. Colonial Dr.; West on Colonial Dr. to John Young Pkwy; North on John Young Pkwy. to Silver Star Rd.; East on Silver Star Rd. to US 441; North US 441 to Lake Breeze Dr.; West on Lake Breeze Dr. to S. Lake Orlando Pkwy.; South on Lake Orlando Pkwy. (Roundabout) to Long Rd.; North on Long Rd. to ending at Clarcona-Ocoee Rd. *including only areas within the city limits.

Distribution and Uses of Funds:

The City of Orlando intends to distribute the \$6.7 million received to purchase and redevelop foreclosed properties as follows: +1. To purchase and rehabilitate foreclosed upon homes or residential properties then resell to qualified homeowners whose incomes are at or below +120% of area median income. +2. To purchase and rehabilitate foreclosed upon homes or residential properties to be rented to households whose incomes are at or below +50% of area median income. +The City of Orlando will continue using program income in existing project activities while assuring compliance with the national objectives including the +25% set aside requirement for low income households.



Definitions and Descriptions:

(1) Definition of blighted structure in context of state or local law.+Response: For the purposes of this Program, the City of Orlando will adopt the following definition of a blighted structure:+Blighted structure is a building that is not being maintained to the City of Orlando’s minimum housing standards and exhibits common housing violations such as peeling paint, rotting wood, damaged electrical and plumbing fixtures, plumbing leaks, roof leaks, and other violations that are typically indicative of poor maintenance or neglect, unsanitary or unsafe conditions.+(2) +Definition+of+affordable+rents. +Note: +Grantees may use the definition they have adopted for their CDBG program but should review their existing definition to ensure compliance with NSP program specific requirements such as continued affordability.+Response: For the purposes of this Program, the City of Orlando will adopt the following definition of Affordable Rents:+Affordable Rents: Rental fees that are subject to controls designed to ensure that payments are reasonable for low income families. The NSP assisted units in a rental housing project must be occupied only by households that are eligible as low for the length of the affordability period. For the purpose of NSP, the affordable rents shall not exceed Fair Market Rents for household size for the City of Orlando. +(3) Describe how the grantee will ensure continued affordability for NSP assisted housing.+Response: The City of Orlando will ensure that the properties acquired with funds from the NSP remain affordable for the length of their affordability period by recording a restrictive covenant that will run with the land.+Properties+for+sale:+A restrictive covenant will be placed on the property to ensure that it remains an affordable home for a prescribed period of time as adopted under the HOME program standards at 24 CFR 92.254.+ the property shall at all times be occupied as the principal residence o

Definitions and Descriptions:

f the owner and shall not be rented, or leased. If the property is initially sold to a low, moderate, or middle income buyer, the property must be resold only to another low, moderate, or middle income buyer. The restrictive covenant shall run with the land; however, t

Public Comment:

Provide a summary of public comments received to the proposed NSP Substantial Amendment.

Response:

The City of Orlando posted a draft of the Seventh Amendment to the NSP substantial Amendment to the Consolidated Plan to the City’s website at: <http://www.cityoforlando.net/housing/> on May 28, 2015, requesting public comments with no comments received. The City of Orlando’s Council approved the Seventh Amendment to the NSP Substantial Amendment on July 27, 2015. HUD has approved the amendment and incorporated these changes in the City’s NSP1 Action Plan on August 19, 2015.

Low Income Targeting:

Identify +the +estimated +amount +of +funds +appropriated +or +otherwise +made +available +under +the +NSP +to +be +used +to +purchase +and +redevelop +abandoned +or +foreclosed +upon +homes +or +residential +properties +for +housing +individuals +or+ families +whose +incomes +do +not +exceed +50 +percent +of +area +median +income: +(See +Exhibit +III +for +Low/Moderate +Income +areas +map.)

Note: At least 25% of funds must be used for housing individuals and families whose incomes do not exceed 50 percent of area median income.

Response:

To address the housing needs of households whose income is at 50% or below the area median income (AMI), the City of Orlando has allocated \$1,682,565.75 plus program income to purchase and redevelop approximately fifteen (15) abandoned or foreclosed upon homes and residential properties to provide affordable rental single family as well as multifamily housing. This activity will be carried out by contracted nonprofit agencies experienced in addressing the housing needs of individuals and families whose income is at or below 50% of the Area Median Income (AMI) including special needs populations such as seniors, persons with disabilities (including persons with HIV/AIDS and their families), the homeless and veterans. In previous amendments several homes were moved from resale to rental to satisfy market needs. Also, the move was to benefit low income households while complying with the national objective of the 25% set aside requirement. In addition, program income+has+been+allocated for+this activity.

Acquisition and Relocation:

Indicate whether grantee intends to demolish or convert any low- and moderate-income dwelling units (i.e., 80% of area median income).

Response:

The City of Orlando will acquire blighted properties that are either abandoned or that have been foreclosed upon to demolish and redevelop new units on the site. The City plans to initially acquire blighted properties and demolish the substandard units. Subject to the economy improving and the opportunities for development financing become more favorable, the City anticipates partnering with a development entity to create housing opportunities for households whose incomes are up to 120% of the area median income. The housing types would vary according to the neighborhoods in which the existing properties are located. Special+attention+would+be+given+to+ensure+neighborhood+compatibility. NSP program income may be used for the construction of the new units.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$9,227,188.69
Total Budget	\$0.00	\$8,777,488.69
Total Obligated	\$0.00	\$8,777,488.69
Total Funds Drawdown	\$0.00	\$8,644,723.12
Program Funds Drawdown	\$0.00	\$6,597,497.43

Program Income Drawdown	\$0.00	\$2,047,225.69
Program Income Received	\$0.00	\$2,047,225.69
Total Funds Expended	\$0.00	\$8,644,723.12
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	\$1,009,539.45	\$0.00
Limit on Admin/Planning	\$673,026.30	\$877,748.55
Limit on Admin	\$0.00	\$877,748.55
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$2,194,372.17	\$2,722,686.88

Overall Progress Narrative:

The City has a pending agreement with a local non-profit agency to rehabilitate the three remaining homes the City has already acquired, and rent them to low-income residents. The City anticipates the rehabilitation will deplete the remaining program income funds. The rehabilitation is estimated to be completed by July 31, 2020. The remaining program funds will be transferred to CDBG. The City has spent \$5,428.08 for the first QTR of FY2019/2020 for maintenance and repair costs for the remaining three homes located at 5515 Andora Street, 5925 Danube Way, and 6329 Lyons Street, Orlando FL.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Acquisition, Rehab for Sale	\$0.00	\$4,354,974.85	\$3,405,618.00
2, Acquisition, Rehab for Rent	\$0.00	\$2,833,893.30	\$2,382,430.60
3, Redevelopment of Demolished or Vacant Properties	\$0.00	\$261,171.99	\$261,171.99
4, Demolition	\$0.00	\$449,700.00	\$256,147.59
5, Planning and Administration	\$0.00	\$877,748.55	\$292,129.25

Activities

Project # / 3 / Redevelopment of Demolished or Vacant Properties

Grantee Activity Number:	JDE 1382008
Activity Title:	Redevelopment

Activity Category:

Clearance and Demolition

Project Number:

3

Projected Start Date:

03/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment of Demolished or Vacant Properties

Projected End Date:

09/30/2018

Completed Activity Actual End Date:

Responsible Organization:

City or Orlando Housing and Community

Overall	Oct 1 thru Dec 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$261,171.99
Total Budget	\$0.00	\$261,171.99
Total Obligated	\$0.00	\$261,171.99
Total Funds Drawdown	\$0.00	\$261,171.99
Program Funds Drawdown	\$0.00	\$261,171.99
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$261,171.99
City or Orlando Housing and Community	\$0.00	\$261,171.99
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Purchase homes & residential multi-family properties that have been abandoned or foreclosed upon and demolish for future redevelopment of housing.

Location Description:

Target Area # 1: Beginning with the neighborhoods commencing on the corner of Colonial Dr. and Tucker Ave.; west on Colonial Dr. to Semoran Blvd.; south on Semoran Blvd. to Lake Underhill Rd.; west on Lake Underhill Rd. to Conway Rd.; south on Conway Rd. to Curry Ford Rd.; west on Curry Ford Rd. to Fern Creek Ave.; south on Fern Creek Ave. to Michigan St.; east on Michigan St. to Conway Gardens Rd.; south on Conway Gardens Rd. to Lake Margaret Dr.; east on Lake Margaret Dr. to Conway Rd.; south on Conway Rd. to Gatlin Ave.; east on Gatlin Ave. to Dixie Bell Dr.; north on Dixie Bell Dr. to Pershing Ave.; east on Pershing Ave. to S. Goldenrod Rd.; north on S. Goldenrod Rd. to Lake Underhill Rd.; west on Lake Underhill Rd. to Dahlia Dr.; north on Dahlia Dr. to Tucker Ave.; north on Tucker Ave. to ending at Colonial Dr. *Including only areas within the city limits. Target Area #2: Neighborhoods bordered commencing on the corner of W. Colonial Drive and I-4, west on W. Colonial Drive to Mission Rd.; south on Mission Road to Carter Street; west on Carter Street to Kirkman Road; south on



Kirkman Rd. to L. B. McLeod Rd.; east on L. B. McLeod Rd. to I-4; north on I-4 to ending at W. Colonial Drive.*Including only areas within the city limits. Target #3: The neighborhoods bordered commencing on the corner of Clarcona Ocoee Rd and US 441; west on Clarcona-Ocoee Rd. to Pine Hills Road; south on Pine Hills Rd. to W. Colonial Dr.; west on Colonial Dr. to John Young Pwy; north on John Young Pwy. to Silver Star Rd.; east on Silver Star Rd. to US 441; north US 441 to Lake Breeze Dr.; west on Lake Breeze Dr. to S. Lake Orlando Pwy.; south on Lake Orlando Pwy. (roundabout) to Long Rd.; north on Long Rd. to ending at Clarcona-Ocoee Rd. *Including only areas within the city limits.

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/20

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	0/15	0/20	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	

