

Grantee: Polk County, FL

Grant: B-08-UN-12-0016

January 1, 2012 thru March 31, 2012 Performance Report



Grant Number:

B-08-UN-12-0016

Obligation Date:**Award Date:****Grantee Name:**

Polk County, FL

Contract End Date:

03/14/2013

Review by HUD:

Reviewed and Approved

Grant Amount:

\$14,586,258.00

Grant Status:

Active

QPR Contact:

Nancy Hurley

Estimated PIRL Funds:

\$3,499,130.42

Total Budget:

\$18,085,388.42

Disasters:

Declaration Number

No Disasters Found

Narratives

Areas of Greatest Need:

The target areas for the Neighborhood Stabilization Program in Polk County were developed pursuant to the three criteria set forth by the Housing and Economic Recovery Act (HERA) of 2008. The three criteria are:

- 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 these three criteria, Polk County identified the areas of: Auburndale, Combee, Eaton Park, Inwood, Jan Phyl Village, Kathleen, Poinciana, South Lake Wales, Wabash, and Wahneta.

The areas in order of greatest need are Inwood, Wabash, South Lake Wales, Eaton Park, Jan Phyl Village, Poinciana, Wahneta, and Combee.

Initially, the selected target areas were identified as high risk using the foreclosure abandonment risk score system. Areas with foreclosure abandonment risk scores of 8, 9, and 10 were selected. However, after reviewing the data, it has been determined that not all eligible geographic areas with risk scores of 8, 9, and 10 were included in the original NSP1 submittal. In the Substantial Amendment #2 to the 2008-2009 Action Plan Polk County expanded the NSP1 program to include all eligible areas/census tracts with abandonment risk scores of 8, 9 and 10. Polk County also expanded the NSP1 program service area to include tracts that have an abandonment risk score of 5, 6, and 7.

Distribution and Uses of Funds:

Using NSP funds Polk County proposed to purchase, rehabilitate and resell approximately eighty-six (86) single-family units. Ten (10) units will be targeted to residents 50% and below of the area median income. The other seventy-six (76) units will be sold to residents 51-120% of the area median income.

To further address the needs of the residents that fall into the 50% and below of the area median income levels, Polk County proposes to purchase, rehabilitate and resell approximately twenty-five (25) rental units.

Polk County proposes to demolish and redevelop approximately seventeen (17) units.

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	\$17,709,629.19
Total Budget	\$1,865,182.81	\$17,709,629.19
Total Obligated	\$1,866,957.68	\$17,419,290.84
Total Funds Drawdown	\$898,117.29	\$13,788,070.71
Program Funds Drawdown	\$335,013.30	\$10,936,002.39
Program Income Drawdown	\$563,103.99	\$2,852,068.32
Program Income Received	\$0.00	\$2,846,115.21
Total Funds Expended	\$985,843.29	\$4,377,111.98
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$2,187,938.70	\$0.00
Limit on Admin/Planning	\$1,458,625.80	\$1,191,598.02
Limit on State Admin	\$0.00	\$1,191,598.02

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$3,646,564.50	\$3,596,446.37

Overall Progress Narrative:

Overall progress has been very positive; Polk County has been consistently meeting its NSP1 Action Plan goals. Currently, six houses are in contract to be purchased with three homes having been purchased. Nine homes have been sold and 25 have been rehabilitated to very high standards. The largest of the multi-family projects that was purchased is on track to be completed in the next 8-12 months. Polk County feels very confident about the progress of the program and intends to continue on the same path. From the beginning of the NSP1 Program to present a total of 118 single family units have been purchased. To date 73 have been sold. See individual activities for statistics for each unit.



Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
Acq/Rehab/Resale- Rental#2, Acquisition/Rehabilitation/Resale	\$0.00	\$2,052,301.70	\$1,024,009.94
Acq/Rehab/Resale-SF#1, Acquisition/Rehab/Resale SF	\$258,597.41	\$13,316,461.41	\$8,967,011.62
Administration, Administration	\$76,415.89	\$1,734,611.55	\$906,986.47
Demo/Redev #3, Demolition/Redevelopment	\$0.00	\$315,916.18	\$37,994.36



Activities

Grantee Activity Number: Acquisition - SF - 51-120% AMI 01

Activity Title: SF purchase - SF - 51-120% AMI

Activity Category:

Acquisition - general

Project Number:

Acq/Rehab/Resale-SF#1

Projected Start Date:

06/16/2009

Benefit Type:

()

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehab/Resale SF

Projected End Date:

03/03/2013

Completed Activity Actual End Date:

Responsible Organization:

Keystone Challenge Fund, Inc.

Overall

Total Projected Budget from All Sources

Jan 1 thru Mar 31, 2012

N/A

To Date

\$8,777,696.85

Total Budget

\$2,051,751.81

\$8,777,696.85

Total Obligated

\$2,051,751.81

\$8,777,696.85

Total Funds Drawdown

\$681,587.00

\$7,328,690.56

Program Funds Drawdown

\$258,597.41

\$6,111,287.42

Program Income Drawdown

\$422,989.59

\$1,217,403.14

Program Income Received

\$0.00

\$2,003,663.84

Total Funds Expended

\$573,000.00

\$3,867,328.94

Keystone Challenge Fund, Inc.

\$573,000.00

\$3,867,328.94

Match Contributed

\$0.00

\$0.00

Activity Description:

Acquisition of Single Family foreclose properties to be sold to clients 51-120% of the area median income.

Location Description:

Acquire property in one of 10 Target Areas; The areas in order of greatest need are: Inwood, Wabash, South Lake Wales, Eaton Park, Jan Phyl Village, Poinciana, Wahneta, and Combee.

Activity Progress Narrative:

Three houses were purchased during the first quarter of 2012. The total expenditures include acquisition transactions from late December 2011 and soft costs.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	218/76
# of Singlefamily Units	218	218/76



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



Grantee Activity Number: Acquisition Rental

Activity Title: Rental Acquisition

Activity Category:

Acquisition - general

Project Number:

Acq/Rehab/Resale- Rental#2

Projected Start Date:

06/16/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation/Resale Rental Units

Projected End Date:

04/02/2010

Completed Activity Actual End Date:

Responsible Organization:

Keystone Challenge Fund, Inc.

Overall

	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$794,793.99
Total Budget	(\$1,647.00)	\$794,793.99
Total Obligated	(\$1,647.00)	\$794,793.99
Total Funds Drawdown	\$0.00	\$794,793.99
Program Funds Drawdown	\$0.00	\$792,846.99
Program Income Drawdown	\$0.00	\$1,947.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$96,939.75
Keystone Challenge Fund, Inc.	\$0.00	\$96,939.75
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquire Multi-family rental units that target the 50% at or below of the areas median income.

Location Description:

Acquisition of Multi-family Rental Housing units in the proposed targeted areas: Inwood, Wabash, South Lake Wales, Eaton Park, Jan Phyl Village, Poinciana, Wahneta, Combee. Also included in the target areas are Auburndale and Kathleen.

Activity Progress Narrative:

No rental units were purchased during the first quarter 2012.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		8/25	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total Low/Mod%



# of Households	0	0	0	8/25	0/0	8/25	100.00
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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: Acquisition SF - < 50% AMI - 02

Activity Title: Acquisition SF - <50% AMI

Activity Category:

Acquisition - general

Project Number:

Acq/Rehab/Resale-SF#1

Projected Start Date:

09/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehab/Resale SF

Projected End Date:

09/01/2010

Completed Activity Actual End Date:

Responsible Organization:

Keystone Challenge Fund, Inc.

Overall

	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$850,000.00
Total Budget	\$0.00	\$850,000.00
Total Obligated	\$0.00	\$850,000.00
Total Funds Drawdown	\$0.00	\$638,291.18
Program Funds Drawdown	\$0.00	\$590,293.58
Program Income Drawdown	\$0.00	\$47,997.60
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Keystone Challenge Fund, Inc.	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Purchase of abandoned foreclosed single family houses to be rehabilitated and sold to residents who are at or below 50% of the area median income.

Location Description:

NSP designated target areas

Activity Progress Narrative:

No houses were purchased in this category during the quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	5/10



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	5/10	0/0	5/10	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: Administration-01

Activity Title: Adminstration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

Administration

Project Title:

Administration

Projected Start Date:

09/29/2008

Projected End Date:

07/30/2013

Benefit Type:

()

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Polk County Housing & Neighborhood Development

Overall

	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,844,613.23
Total Budget	\$284,611.55	\$1,844,613.23
Total Obligated	\$284,611.55	\$1,734,611.55
Total Funds Drawdown	\$76,415.89	\$1,191,598.02
Program Funds Drawdown	\$76,415.89	\$906,986.47
Program Income Drawdown	\$0.00	\$284,611.55
Program Income Received	\$0.00	\$284,611.55
Total Funds Expended	\$133,943.29	\$133,943.29
Polk County Housing & Neighborhood Development Division	\$133,943.29	\$133,943.29
Match Contributed	\$0.00	\$0.00

Activity Description:

The NSP funds will be used to provide administrative activities including but not limited to personnel to carry out contract management functions such monitoring, reporting, and direct and indirect charges. Polk County will also charge any pre-award costs incurred as part of the preparation of the substantial amendment to the Planning and Administration portion of the grant.

Location Description:

P.O. Box 2097 Lakeland, Florida 33806-2097

Activity Progress Narrative:

As of first quarter of 2012, cumulative total for administration expenses recorded from October 1, 2011 to March 31, 2012 (6 months) was \$213,899.02 from the Polk County Finance Oracle System.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

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



Grantee Activity Number: Demolition-01

Activity Title: Demolition

Activity Category:

Clearance and Demolition

Project Number:

Demo/Redev #3

Projected Start Date:

06/16/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Demolition/Redevelopment

Projected End Date:

04/02/2010

Completed Activity Actual End Date:

Responsible Organization:

Keystone Challenge Fund, Inc.

Overall	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$14,141.31
Total Budget	(\$2,858.69)	\$14,141.31
Total Obligated	(\$2,858.69)	\$14,141.31
Total Funds Drawdown	\$147.28	\$14,141.31
Program Funds Drawdown	\$0.00	\$11,452.56
Program Income Drawdown	\$147.28	\$2,688.75
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Keystone Challenge Fund, Inc.	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Housing units acquired through the County's progra that are not economically feasible to rehabilitate, and/or pose a health/safety threat, may be demolished. A new unit will be constructed.

Location Description:

Demolition and Redevelopment will take place in the targeted areas: Inwood, Wabash, South Lake Wales, Eaton Park, Jan Phyl Village, Poinciana, Wahneta, and Combee. Auburndale and Kathleen are an additional 2 targeted areas.

Activity Progress Narrative:

One multi-family building, 245 Van Fleet Drive, Bartow, was demolished during the quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/17



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	0/0	0/17	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: Redevelopment after Demo-01

Activity Title: Redev after Demo

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

Demo/Redev #3

Project Title:

Demolition/Redevelopment

Projected Start Date:

06/16/2009

Projected End Date:

04/02/2010

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Keystone Challenge Fund, Inc.

Overall

	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$370,192.38
Total Budget	\$0.00	\$370,192.38
Total Obligated	\$0.00	\$300,000.00
Total Funds Drawdown	\$11,200.00	\$40,643.14
Program Funds Drawdown	\$0.00	\$26,541.80
Program Income Drawdown	\$11,200.00	\$14,101.34
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$31,000.00	\$31,000.00
Keystone Challenge Fund, Inc.	\$31,000.00	\$31,000.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Upon completion of the demolition activity, a new home will be constructed on the property.

Location Description:

Located in one of 10 Target Areas; The areas in order of greatest need are: Inwood, Wabash, South Lake Wales, Eaton Park, Jan Phyl Village, Poinciana, Wahneta, Combee, Auburndale and Kathleen.

Activity Progress Narrative:

Reconstruction on one house was completed during the quarter

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/17

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/17



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



Grantee Activity Number:	Rehab-SF 51-120% AMI -01
Activity Title:	Single Family - Rehabilitation 51-120% AMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

Acq/Rehab/Resale-SF#1

Project Title:

Acquisition/Rehab/Resale SF

Projected Start Date:

06/16/2009

Projected End Date:

04/02/2010

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Keystone Challenge Fund, Inc.

Overall

	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$2,449,916.60
Total Budget	\$0.00	\$2,449,916.60
Total Obligated	\$0.00	\$2,400,000.00
Total Funds Drawdown	\$58,444.04	\$2,312,797.38
Program Funds Drawdown	\$0.00	\$1,604,837.97
Program Income Drawdown	\$58,444.04	\$707,959.41
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$113,000.00	\$113,000.00
Keystone Challenge Fund, Inc.	\$113,000.00	\$113,000.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Rehabilitation of units in the targeted areas.

Location Description:

Properties are located in the following target areas: Inwood, Wabash, South Lake Wales, Eaton Park, Jan Phyl Village, Poinciana, Wahnetta, and Combee.

Activity Progress Narrative:

Rehabilitation on 6 houses was completed during the quarter. During first quarter of 2012 single family rehabilitation expenses totaled approximately \$113,000.00 as recorded by the NSP1 Administrator.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	10/76
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	10/76



of Singlefamily Units

0

10/76

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	46/0	46/0	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: Rental Rehab-01

Activity Title: Rental Rehab

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Acq/Rehab/Resale- Rental#2

Projected Start Date:

06/16/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation/Resale Rental Units

Projected End Date:

03/03/2013

Completed Activity Actual End Date:

Responsible Organization:

Keystone Challenge Fund, Inc.

Overall

	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,207,507.71
Total Budget	(\$464,051.30)	\$1,207,507.71
Total Obligated	(\$464,051.30)	\$1,207,507.71
Total Funds Drawdown	\$2,140.00	\$265,385.86
Program Funds Drawdown	\$0.00	\$215,003.40
Program Income Drawdown	\$2,140.00	\$50,382.46
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$54,000.00	\$54,000.00
Keystone Challenge Fund, Inc.	\$54,000.00	\$54,000.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Rehabilitation of acquired properties.

Location Description:

Located in one of 10 Target Areas; The areas in order of greatest need are: Inwood, Wabash, South Lake Wales, Eaton Park, Jan Phyl Village, Poinciana, Wahneta, Combee, Auburndale and Kathleen.

Activity Progress Narrative:

245 Van Fleet Drive was a 28 unit multi-family project that has been demolished and is in the process of being reconstructed. The bid documents for the construction have been let and a contractor will be selected in the next 90 or so days. The other multi-family units that have been purchased with NSP1 funds have been rehabilitated and are awaiting resale. According the the administrators for NSP1, during the first quarter of 2012 approximately \$54,000.00 was expended on rehabilitation activities for the mulit-family units.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/5



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/25

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	



Grantee Activity Number:	Rental Resale
Activity Title:	Rental Resale/Disposition

Activity Category:

Disposition

Activity Status:

Under Way

Project Number:

Acq/Rehab/Resale- Rental#2

Project Title:

Acquisition/Rehabilitation/Resale Rental Units

Projected Start Date:

06/16/2009

Projected End Date:

04/02/2010

Benefit Type:

()

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Keystone Challenge Fund, Inc.

Overall

	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$50,000.00
Total Budget	\$0.00	\$50,000.00
Total Obligated	\$0.00	\$50,000.00
Total Funds Drawdown	\$3,041.71	\$36,323.69
Program Funds Drawdown	\$0.00	\$16,159.55
Program Income Drawdown	\$3,041.71	\$20,164.14
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$6,900.00	\$6,900.00
Keystone Challenge Fund, Inc.	\$6,900.00	\$6,900.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Resale of properties that have been rehabilitated using NSP funds.

Location Description:

Resale of property in one of 10 Target Areas; The areas in order of greatest need are: Inwood, Wabash, South Lake Wales, Eaton Park, Jan Phyl Village, Poinciana, Wahneta, and Combee. Also includes Auburndale and Kathleen areas.

Activity Progress Narrative:

No rental units were sold in the first quarter of 2012. Units are being rehabilitated for sale. During the first three months of 2012, approximately \$6,900.00 was expended under the Rental Resale Activity.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/25



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



Grantee Activity Number: Sale of Redevelop/Demo-01

Activity Title: Resale of Redevelop/Demo

Activity Category:

Disposition

Activity Status:

Planned

Project Number:

Demo/Redev #3

Project Title:

Demolition/Redevelopment

Projected Start Date:

06/16/2009

Projected End Date:

04/02/2010

Benefit Type:

()

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Keystone Challenge Fund, Inc.

Overall

	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,774.87
Total Budget	\$0.00	\$1,774.87
Total Obligated	\$1,774.87	\$1,774.87
Total Funds Drawdown	\$0.00	\$1,774.87
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$1,774.87
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Keystone Challenge Fund, Inc.	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Properties that were demolished, and redeveloped, will be sold to low income clients.

Location Description:

Properties will be located in one of 10 targeted areas. The areas include Inwood, Wabash, South Lake Wales, Eaton Park, Jan Phyl Village, Poinciana, Wahneta, and Combee. Auburndale and Kathleen make up the total of 10 targeted areas.

Activity Progress Narrative:

No houses that were demolished and reconstructed were sold during the quarter.

Accomplishments Performance Measures

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



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



Grantee Activity Number:	SF Rehab <50% AMI
Activity Title:	SF Rehab < 50% AMI Set aside

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
Acq/Rehab/Resale-SF#1

Project Title:
Acquisition/Rehab/Resale SF

Projected Start Date:
09/01/2009

Projected End Date:
09/01/2010

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LH - 25% Set-Aside

Responsible Organization:
Keystone Challenge Fund, Inc.

Overall	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$594,153.73
Total Budget	\$0.00	\$594,153.73
Total Obligated	\$0.00	\$550,296.16
Total Funds Drawdown	\$15,190.14	\$525,232.42
Program Funds Drawdown	\$0.00	\$365,209.51
Program Income Drawdown	\$15,190.14	\$160,022.91
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Keystone Challenge Fund, Inc.	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Rehabilitation of purchased properties for residents 50% and below of the area median income.

Location Description:

Scattered sites in the NSP1 approved target areas

Activity Progress Narrative:

No houses were completed within this category were completed

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	4/10
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	4/0



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	17/10	0/0	17/10	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: SF Resale <50% AMI

Activity Title: SF Resale<50% AMI

Activity Category:

Disposition

Activity Status:

Under Way

Project Number:

Acq/Rehab/Resale-SF#1

Project Title:

Acquisition/Rehab/Resale SF

Projected Start Date:

06/01/2010

Projected End Date:

09/03/2010

Benefit Type:

()

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Keystone Challenge Fund, Inc.

Overall

	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$99,990.94
Total Budget	(\$2,623.56)	\$99,990.94
Total Obligated	(\$2,623.56)	\$83,620.82
Total Funds Drawdown	\$6,498.84	\$83,620.82
Program Funds Drawdown	\$0.00	\$40,877.60
Program Income Drawdown	\$6,498.84	\$42,743.22
Program Income Received	\$0.00	\$178,096.67
Total Funds Expended	\$37,000.00	\$37,000.00
Keystone Challenge Fund, Inc.	\$37,000.00	\$37,000.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Costs associated with the resale of acquired properties in the targeted areas

Location Description:

Resale of acquired properties in the targeted areas

Activity Progress Narrative:

Four houses were sold in this category during the quarter, however these units will be moved and recorded in the SF Rehabilitation Activity <50% per HUD DRGR Training held in Orlando, FL 2011. DRGR training is scheduled for May 2012 the correct information per category will be reviewed at which time adjustments will be completed in the next QPR.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	4/10



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
233 Madalyn	Auburndale		Florida	33823-	Match / N
707 Stonewall Drive	Haines City		Florida	33845-	Match / N
902 Whisper Lake Drive	Winter Haven		Florida	33881-	Match / N
414 Magpie	Poinciana		Florida	34759-	Match / N

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: Single Family Resale 51%-120% 01

Activity Title: SF Resale/Disposition

Activity Category:

Disposition

Project Number:

Acq/Rehab/Resale-SF#1

Projected Start Date:

06/16/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehab/Resale SF

Projected End Date:

04/02/2010

Completed Activity Actual End Date:

Responsible Organization:

Keystone Challenge Fund, Inc.

Overall

	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$654,847.58
Total Budget	\$0.00	\$654,847.58
Total Obligated	\$0.00	\$654,847.58
Total Funds Drawdown	\$43,452.39	\$554,777.47
Program Funds Drawdown	\$0.00	\$254,505.54
Program Income Drawdown	\$43,452.39	\$300,271.93
Program Income Received	\$0.00	\$379,743.15
Total Funds Expended	\$37,000.00	\$37,000.00
Keystone Challenge Fund, Inc.	\$37,000.00	\$37,000.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Costs associated with the resale of aquired and rehabilitated propeties.

Location Description:

In one of the targeted areas: Inwood, Wabash, South Lake Wales, Eaton Park, Jan Phyl Village, Poinciana, and Combee

Activity Progress Narrative:

Four houses were sold in this category during the quarter, however these units will be moved and recorded in the SF Rehabilitation Activity 51 to 120% per HUD DRGR Training held in Orlando, FL 2011. DRGR training is scheduled for May 2012 the correct information per category will be reviewed at which time adjustments will be completed in the next QPR.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

This Report Period			Cumulative Actual Total / Expected		
Low	Mod	Total	Low	Mod	Total Low/Mod%



# of Households	0	0	0	4/0	14/0	18/0	100.00
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Activity Locations

Address	City	County	State	Zip	Status / Accept
2908 Trema Avenue	Winter Haven		Florida	33881-	Match / N
922 Whisper Lake Drive	Winter Haven		Florida	33880-	Match / N
3997 Buttonbush Drive	Lakeland		Florida	33811-	Match / N
120 Patterson Drive	Auburndale		Florida	33823-	Match / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

