

Grantee: Polk County, FL

Grant: B-08-UN-12-0016

July 1, 2013 thru September 30, 2013 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

LOCCS Authorized Amount:

\$14,586,258.00

Grant Status:

Active

QPR Contact:

Nancy Hurley

Estimated PI/RL Funds:

\$7,000,000.00

Total Budget:

\$21,586,258.00

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 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	\$21,586,258.00
Total Budget	\$49,706.29	\$21,586,258.00
Total Obligated	\$49,706.29	\$21,586,258.00
Total Funds Drawdown	\$311,635.91	\$20,760,717.75
Program Funds Drawdown	\$0.00	\$14,586,258.00
Program Income Drawdown	\$311,635.91	\$6,174,459.75
Program Income Received	\$359,596.08	\$7,104,327.49
Total Funds Expended	\$326,171.24	\$21,069,264.48
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	\$2,151,652.58
Limit on State Admin	\$0.00	\$2,151,652.58

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$3,646,564.50	\$5,382,828.57

Overall Progress Narrative:

In July the Heritage Place Apartments were sold to the Volunteers of America. There are fourteen apartments in the complex. In August one single family unit was sold to a client in the middle income category. The NSP1 team in finalizing two lots for the side yard program to low income target area residents. This quarter the NSP1 team completed the documentation to donate five (5) vacant lots to two local Habitat organizations. It is anticipated that this will be completed in fourth quarter.



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	\$3,823,221.44	\$2,727,264.34
Acq/Rehab/Resale-SF#1, Acquisition/Rehab/Resale SF	\$0.00	\$14,374,853.71	\$10,234,788.70
Administration, Administration	\$0.00	\$2,158,625.00	\$1,458,625.00
Demo/Redev #3, Demolition/Redevelopment	\$0.00	\$278,402.27	\$165,579.96
NSP-1 Revolving Loan Fund, NSP-1 Revolving Loan Fund	\$0.00	\$951,155.58	\$0.00



Activities

Grantee Activity Number:	Acquisition Rental MF
Activity Title:	Acquisition Rental MF Apartments Duplexes, Triplexes

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	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$794,880.49
Total Budget	\$0.00	\$794,880.49
Total Obligated	\$0.00	\$794,880.49
Total Funds Drawdown	\$0.00	\$794,880.49
Program Funds Drawdown	\$0.00	\$792,846.99
Program Income Drawdown	\$0.00	\$2,033.50
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$794,880.49
Keystone Challenge Fund, Inc.1	\$0.00	\$794,880.49
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:

This activity is complete. Total multifamily units will be reported in the multifamily rehab activity.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	8/15
# of Multifamily Units	0	8/15



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	8/14	0/1	8/15	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: Acquisition SF - 51-120% AMI 01

Activity Title: Acquisition SF - 51-120% AMI

Activity Category:

Acquisition - general

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:

03/03/2013

Completed Activity Actual End Date:

Responsible Organization:

Keystone Challenge Fund, Inc.

Overall

	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$8,502,192.87
Total Budget	\$0.00	\$8,502,192.87
Total Obligated	\$0.00	\$8,502,192.87
Total Funds Drawdown	\$0.00	\$8,502,192.87
Program Funds Drawdown	\$0.00	\$6,482,577.28
Program Income Drawdown	\$0.00	\$2,019,615.59
Program Income Received	\$0.00	\$4,150,312.13
Total Funds Expended	\$9,831.40	\$8,512,024.27
Keystone Challenge Fund, Inc.1	\$9,831.40	\$8,512,024.27
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:

This NSP1 Activity is complete. The units purchased, rehabilitated and sold for this quarter will be reported in Single Family Rehab 51% to 120% Activity.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	224/80
# of Singlefamily Units	0	224/80



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	87/80	87/80	100.00
# Owner Households	0	0	0	0/0	87/80	87/80	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: 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

	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$641,341.18
Total Budget	\$0.00	\$641,341.18
Total Obligated	\$0.00	\$641,341.18
Total Funds Drawdown	\$0.00	\$641,341.18
Program Funds Drawdown	\$0.00	\$593,318.58
Program Income Drawdown	\$0.00	\$48,022.60
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$641,341.18
Keystone Challenge Fund, Inc.1	\$0.00	\$641,341.18
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:

This activity is complete. No units were acquired during the months of July/August/September 2013. Units that were purchased, rehabilitated and sold were reported in previous Quarterly Performance Reports under the Single Family Rehab <50% Activity.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	5/36



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	5/36	0/0	5/36	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:	Acquisition/Rehab/Resale SF Rental
Activity Title:	Acquis/Rehab/Resale(SF) Duplexes/Tri-plexes Rental

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Acq/Rehab/Resale- Rental#2

Projected Start Date:

01/02/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Cancelled

Project Title:

Acquisition/Rehabilitation/Resale Rental Units

Projected End Date:

03/03/2012

Completed Activity Actual End Date:

Responsible Organization:

Keystone Challenge Fund, Inc.

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2013

N/A

To Date

\$0.00

Total Budget

\$0.00

\$0.00

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

Keystone Challenge Fund, Inc.2

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Activity Description:

NSP1 purchase and rehab rental units, duplexes and tri-plexes.

Location Description:

Project cancelled statistics reported in other activity. Duplexes and triplexes purchase within the NSP1 target areas.

Activity Progress Narrative:

This Activity has been cancelled.

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: 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

	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$2,158,625.00
Total Budget	\$0.00	\$2,158,625.00
Total Obligated	\$0.00	\$2,158,625.00
Total Funds Drawdown	\$116,411.44	\$2,151,652.58
Program Funds Drawdown	\$0.00	\$1,458,625.00
Program Income Drawdown	\$116,411.44	\$693,027.58
Program Income Received	\$35,959.61	\$710,450.84
Total Funds Expended	\$121,115.37	\$2,156,356.51
Polk County Housing & Neighborhood Development Division	\$121,115.37	\$2,156,356.51
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:

This activity is program administration for the NSP1 Staff to administer the projects and activities funded with NSP1 grant funds and program income funds. This activity is on-going until the NSP1 grant is closed out.

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	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$15,000.00
Total Budget	\$0.00	\$15,000.00
Total Obligated	\$0.00	\$15,000.00
Total Funds Drawdown	\$0.00	\$14,141.31
Program Funds Drawdown	\$0.00	\$11,452.56
Program Income Drawdown	\$0.00	\$2,688.75
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$14,141.31
Keystone Challenge Fund, Inc.1	\$0.00	\$14,141.31
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:

During the months of July/August/September 2013 there was not expenditures for demolition.

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: NSP-1 Revolving Loan Fund

Activity Title: NSP-1 Revolving Loan Fund

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP-1 Revolving Loan Fund

Project Title:

NSP-1 Revolving Loan Fund

Projected Start Date:

02/18/2013

Projected End Date:

03/18/2014

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Polk County Housing and Neighborhood Dev.

Overall

	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$951,155.58
Total Budget	\$503,798.97	\$951,155.58
Total Obligated	\$503,798.97	\$951,155.58
Total Funds Drawdown	\$88,545.46	\$535,902.07
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$88,545.46	\$535,902.07
Program Income Received	\$90,011.47	\$1,041,167.05
Total Funds Expended	\$88,545.46	\$535,902.07
Polk County Housing and Neighborhood Dev.	\$88,545.46	\$535,902.07
Match Contributed	\$0.00	\$0.00

Activity Description:

Polk County Housing Neighborhood Development Office will use the NSP-1 Revolving Loan Fund as a means to provide additional financing for the acquisition/rehabilitation/financing for resale of single family units.

Location Description:

Existing NSP-1 approved target areas

Activity Progress Narrative:

During the months of July/August/September 2013 funds were expended for single family units.

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: 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.1

Overall

	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$238,632.77
Total Budget	(\$61,367.23)	\$238,632.77
Total Obligated	(\$61,367.23)	\$238,632.77
Total Funds Drawdown	\$0.00	\$238,632.77
Program Funds Drawdown	\$0.00	\$136,455.01
Program Income Drawdown	\$0.00	\$102,177.76
Program Income Received	\$0.00	\$43,054.28
Total Funds Expended	\$0.00	\$296,968.95
Keystone Challenge Fund, Inc.1	\$0.00	\$296,968.95
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:

During the months of July/August/September 2013 no funds were expended for the redevelopment of units demolished and rebuilt. These were completed last quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/17

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/17



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	1/0	1/0	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:	Rehab-SF 51-120% AMI -01
Activity Title:	Single Family - Rehabilitation 51-120% AMI

Activity Category:

Rehabilitation/reconstruction of residential structures

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.1

Overall

	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$3,417,091.31
Total Budget	(\$44,494.15)	\$3,417,091.31
Total Obligated	(\$44,494.15)	\$3,417,091.31
Total Funds Drawdown	\$0.00	\$3,182,378.56
Program Funds Drawdown	\$0.00	\$2,165,055.85
Program Income Drawdown	\$0.00	\$1,017,322.71
Program Income Received	\$0.00	\$137,669.22
Total Funds Expended	\$0.00	\$3,318,053.78
Keystone Challenge Fund, Inc.1	\$0.00	\$3,318,053.78
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:

One single family house was sold in August to a family whose income was at 120% of the area median income.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	78/76
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	78/76
# of Singlefamily Units	1	78/76



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	1	3/0	120/0	123/0	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
1805 Rotary Dr	Lakeland		Florida	33801-6847	Match / Y

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.1

Overall

	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$2,678,634.66
Total Budget	\$100,000.00	\$2,678,634.66
Total Obligated	\$100,000.00	\$2,678,634.66
Total Funds Drawdown	\$52,503.84	\$2,623,141.11
Program Funds Drawdown	\$0.00	\$1,818,664.95
Program Income Drawdown	\$52,503.84	\$804,476.16
Program Income Received	\$0.00	\$54,520.00
Total Funds Expended	\$52,503.84	\$2,623,141.11
Keystone Challenge Fund, Inc.1	\$52,503.84	\$2,623,141.11
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:

The 14 unit Heritage Place Apartments were sold to the Volunteers of America. The closing was completed on July 3, 2013. Of the fourteen units eleven (11) will be rented to 50% and below of the area median income and three (3) will be rented to clients 51% to 120% of the area median income. The client statistics for each unit will be completed in DRGR upon lease up.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	6/5
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	26/25



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

Project Number:

Acq/Rehab/Resale- Rental#2

Projected Start Date:

06/16/2009

Benefit Type:

()

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.1

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$349,706.29
Total Budget	(\$293.71)	\$349,706.29
Total Obligated	(\$293.71)	\$349,706.29
Total Funds Drawdown	\$54,175.17	\$237,456.96
Program Funds Drawdown	\$0.00	\$115,752.40
Program Income Drawdown	\$54,175.17	\$121,704.56
Program Income Received	\$233,625.00	\$240,160.35
Total Funds Expended	\$54,175.17	\$237,456.96
Keystone Challenge Fund, Inc.1	\$54,175.17	\$237,456.96
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:

These funds were expended to secure the Heritage Place Apartments prior to selling the complex. Expenses included security services, alarm system monitoring and lawn care. Additional expenses included electric and water payments prior to the sale of the complex. The final client statistics will be reported in the Rental Rehabilitation Activity once all apartments have been leased.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/25



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

Project Number:

Demo/Redev #3

Projected Start Date:

06/16/2009

Benefit Type:

()

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.1

Overall

	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$24,769.50
Total Budget	(\$25,230.50)	\$24,769.50
Total Obligated	(\$25,230.50)	\$24,769.50
Total Funds Drawdown	\$0.00	\$24,769.50
Program Funds Drawdown	\$0.00	\$17,672.39
Program Income Drawdown	\$0.00	\$7,097.11
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$24,769.50
Keystone Challenge Fund, Inc.1	\$0.00	\$24,769.50
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:

These funds were expended last quarter to cover the sale of redeveloped housing units. During the months of July/August/September 2013 there was no expenditure of these funds.

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.1

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$726,701.70
Total Budget	(\$173,298.30)	\$726,701.70
Total Obligated	(\$173,298.30)	\$726,701.70
Total Funds Drawdown	\$0.00	\$726,701.70
Program Funds Drawdown	\$0.00	\$478,427.93
Program Income Drawdown	\$0.00	\$248,273.77
Program Income Received	\$0.00	\$68,921.31
Total Funds Expended	\$0.00	\$726,701.70
Keystone Challenge Fund, Inc.1	\$0.00	\$726,701.70
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 units were sold in this income category during the months of July/August/September 2013.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	38/10
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	38/0



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	52/10	0/0	52/10	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.2

Overall

	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$191,564.25
Total Budget	(\$62,013.74)	\$191,564.25
Total Obligated	(\$62,013.74)	\$191,564.25
Total Funds Drawdown	\$0.00	\$191,564.25
Program Funds Drawdown	\$0.00	\$101,779.25
Program Income Drawdown	\$0.00	\$89,785.00
Program Income Received	\$0.00	\$194,466.79
Total Funds Expended	\$0.00	\$191,564.25
Keystone Challenge Fund, Inc.2	\$0.00	\$191,564.25
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:

No funds were expended for this activity during July/August/September of 2013.

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

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: Single Family Resale 51%-120% 01

Activity Title: SF Resale/Disposition

Activity Category:

Disposition

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.1

Overall

	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$895,962.40
Total Budget	(\$187,395.05)	\$895,962.40
Total Obligated	(\$187,395.05)	\$895,962.40
Total Funds Drawdown	\$0.00	\$895,962.40
Program Funds Drawdown	\$0.00	\$413,629.81
Program Income Drawdown	\$0.00	\$482,332.59
Program Income Received	\$0.00	\$463,605.52
Total Funds Expended	\$0.00	\$995,962.40
Keystone Challenge Fund, Inc.1	\$0.00	\$995,962.40
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:

Funds were used to pay for lawn care, electric and water and insurance payments.

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



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

