

Grantee: Polk County, FL

Grant: B-08-UN-12-0016

April 1, 2015 thru June 30, 2015 Performance Report



Grant Number:
B-08-UN-12-0016

Obligation Date:

Award Date:

Grantee Name:
Polk County, FL

Contract End Date:

Review by HUD:
Reviewed and Approved

Grant Award Amount:
\$14,586,258.00

Grant Status:
Active

QPR Contact:
Nancy Hurley

LOCCS Authorized Amount:
\$14,586,258.00

Estimated PI/RL Funds:
\$7,444,785.56

Total Budget:
\$22,031,043.56

Disasters:

Declaration Number

NSP

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	\$22,031,043.56
Total Budget	\$104,590.39	\$22,031,043.56
Total Obligated	\$104,590.38	\$22,031,043.56
Total Funds Drawdown	\$101,093.96	\$21,207,639.40
Program Funds Drawdown	\$0.00	\$14,586,258.00
Program Income Drawdown	\$101,093.96	\$6,621,381.40
Program Income Received	\$30,857.18	\$7,444,785.56
Total Funds Expended	(\$368,575.72)	\$21,207,639.40
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	\$2,197,179.29
Limit on State Admin	\$0.00	\$2,197,179.29

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$3,646,564.50	\$7,105,176.01

Overall Progress Narrative:

During the months of April, May, and June of 2015 Polk County Housing and Neighborhood Development Office staff continue to work on closing out the NSP1 Grant. Financial figures are being researched, corrections completed and unit totals finalized. Action Plan budgets and obligations were adjusted due to receipt of Program Income.



Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
Acq/Rehab/Resale- Rental#2,	\$0.00	\$3,944,361.17	\$2,839,729.01
Acq/Rehab/Resale-Ownership #1, Acquisition/Rehab/Resale	\$0.00	\$15,008,530.22	\$9,937,171.01
Administration, Administration	\$0.00	\$2,203,103.55	\$1,458,625.00
Demo/Redev #3, Demolition/Redevelopment	\$0.00	\$875,048.62	\$350,732.98



Activities

Project # / Title: Acq/Rehab/Resale- Rental#2 /

Grantee Activity Number: MF/SF Rental Rehab LH25

Activity Title: MF/SF Rental Rehab LH25

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Acq/Rehab/Resale- Rental#2

Projected Start Date:

06/16/2009

Benefit Type:

Direct Benefit (Households)

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

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2015

N/A

To Date

\$2,736,239.07

Total Budget

\$0.00

\$2,736,239.07

Total Obligated

(\$0.01)

\$2,736,239.07

Total Funds Drawdown

\$0.00

\$2,736,239.07

Program Funds Drawdown

\$0.00

\$1,818,664.95

Program Income Drawdown

\$0.00

\$917,574.12

Program Income Received

\$0.00

\$54,520.00

Total Funds Expended

\$0.00

\$2,736,239.07

Keystone Challenge Fund, Inc.1

\$0.00

\$2,736,239.07

Match Contributed

\$0.00

\$0.00

Activity Description:

This activity is for all LH 25 costs on rental units for acquisition, rehab and disposition costs. The properties are the Heritage Place Apartments, 1306 33rd Street, NW, Winter Haven Triplex and 1514 Peavy Ave., Lakeland Triplex.

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:

This activity is complete. Adjustments for a penny were completed during this quarter.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	3/3
#Units exceeding Energy Star	0	3/11
#Sites re-used	0	3/3
#Units deconstructed	0	0/17

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	17/17
# of Multifamily Units	0	11/11
# of Singlefamily Units	0	6/6

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	17/17	0/0	17/17	100.00
# Renter Households	0	0	0	17/17	0/0	17/17	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: MF/SF Rental Rehab LMMI

Activity Title: MF/SF Rental Rehab LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Acq/Rehab/Resale- Rental#2

Projected Start Date:

06/16/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

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	Apr 1 thru Jun 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$964,504.84
Total Budget	\$0.00	\$964,504.84
Total Obligated	\$0.00	\$964,504.84
Total Funds Drawdown	\$0.00	\$964,504.84
Program Funds Drawdown	\$0.00	\$905,311.66
Program Income Drawdown	\$0.00	\$59,193.18
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$964,504.84
Keystone Challenge Fund, Inc.1	\$0.00	\$964,504.84
Match Contributed	\$0.00	\$0.00

Activity Description:

LMMI costs for rental properties for acquisition, rehab and disposition for the following properties: Heritage Place apartments (3 units), 518 Albatross Dr., duplex, and 2727 Fletcher Ave., duplex, and 2735 Fletcher Ave., duplex and one single family rental unit located at 1343 Fairway Drive.

Activity MF/SF/Rental Rehab LMMI #2 is a duplicate of this activity administratively retained to hold some costs which were billed under a previous Action Plan structure. All performance measures for this pair of activities will be reported under THIS activity.

Location Description:

This activity covers the costs on the 3 LMMI units of the North Van Fleet MF property, as well as the two Duplexes on Fletcher and the Duplex on Albatross. It also covers the SF Rental on Fairway.

Activity Progress Narrative:

This activity is complete. Currently work is being done to finalize the close out of this grant.

Accomplishments Performance Measures

This Report Period
Total

Cumulative Actual Total / Expected
Total



# of Properties	0	5/5
#Units exceeding Energy Star	0	5/3
#Sites re-used	0	5/5
#Units deconstructed	0	0/10

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	10/10
# of Multifamily Units	0	3/3
# of Singlefamily Units	0	7/7

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	5/5	10/10	50.00
# Renter Households	0	0	0	0/0	5/5	10/10	50.00

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: Reorganized Rental LH25 Activity (Cancelled)
Activity Title: Reorganized Rental LH25 Activity (Cancelled)

Activity Category:

Acquisition - general

Project Number:

Acq/Rehab/Resale- Rental#2

Projected Start Date:

01/02/2010

Benefit Type:

Direct Benefit (Households)

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.2

Overall	Apr 1 thru Jun 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$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:

Project cancelled statistics reported in other activity.

Location Description:

Project cancelled statistics reported in other activity.

Activity Progress Narrative:

This Activity was cancelled.

Accomplishments Performance Measures

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



# of Housing Units	0	0/0
# of Singlefamily Units	0	0/0

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	0/0	0
# Renter Households	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	



Grantee Activity Number: Reorganized Rental LMMI #2

Activity Title: Reorganized Rental LMMI #2

Activity Category:

Acquisition - general

Project Number:

Acq/Rehab/Resale- Rental#2

Projected Start Date:

06/16/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

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	Apr 1 thru Jun 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$243,617.26
Total Budget	\$0.00	\$243,617.26
Total Obligated	\$0.00	\$243,617.26
Total Funds Drawdown	\$0.00	\$243,617.26
Program Funds Drawdown	\$0.00	\$115,752.40
Program Income Drawdown	\$0.00	\$127,864.86
Program Income Received	\$0.00	\$240,160.35
Total Funds Expended	\$0.00	\$243,617.26
Keystone Challenge Fund, Inc.1	\$0.00	\$243,617.26
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity is a duplicate of the other Rental LMMI activity, that was left for administrative reasons. Rather than move dozens of previous draws both activities collectively represent LMMI Rental costs. All performance measures will be reported in the other activity.

LMMI costs for rental properties for acquisition, rehab and disposition for the following properties: Heritage Place Apartments (3 units), 518 Albatross Dr., duplex, and 2727 Fletcher Ave., duplex, and 2735 Fletcher Ave., duplex and one single family rental unit located at 1343 Fairway Drive.

Location Description:

This activity covers the costs on the 3 LMMI units of the North Van Fleet MF property, as well as the two Duplexes on Fletcher and the Duplex on Albatross. It also covers the SF Rental on Fairway.

Activity Progress Narrative:

This activity was adjusted during a Technical Assistance session in preparation to close out this grant. Beneficiary data is reported in the Rental Activity #1.

Accomplishments Performance Measures

**This Report Period
Total**

**Cumulative Actual Total / Expected
Total**



of Properties 0 0/0

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

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	0/0	0
# Renter Households	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 # / Title: Acq/Rehab/Resale-Ownership #1 / Acquisition/Rehab/Resale

Grantee Activity Number: Acq/Rehab/Owner LH25 #2

Activity Title: Acq/Rehab/Owner LH25 #2

Activity Category:

Acquisition - general

Project Number:

Acq/Rehab/Resale-Ownership #1

Projected Start Date:

02/18/2013

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehab/Resale Ownership #1

Projected End Date:

12/31/2015

Completed Activity Actual End Date:

Responsible Organization:

Keystone Challenge Fund, Inc.1



Overall	Apr 1 thru Jun 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$256,768.08
Total Budget	\$0.00	\$256,768.08
Total Obligated	\$0.00	\$256,768.08
Total Funds Drawdown	\$0.00	\$256,768.08
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$256,768.08
Program Income Received	\$0.00	\$1,041,167.05
Total Funds Expended	(\$421,319.47)	\$256,768.08
Keystone Challenge Fund, Inc.1	(\$421,319.47)	\$256,768.08
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity represents expenses from Polk County's Acquisition/Rehabilitation and Disposition of SF properties for home ownership by low income beneficiaries. Due to a restructure of the DRGR activities representing the paper Aciton Plan this activity is redundant. As such the reporting on households will be done under Acq/Rehab/Owner LH25 #1 only to avoid duplication.

Location Description:

Existing NSP-1 approved target areas

Activity Progress Narrative:

The expenditures for this activity are adjusted in this Quarterly Performance Report to true-up the figures in anticipation of the final close out.

Accomplishments Performance Measures

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

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

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	0/0	0
# Owner Households	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



Grantee Activity Number: Acq/Rehab/Owner LH25 #1

Activity Title: Acq/Rehab/Owner LH25 #1

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

Acq/Rehab/Resale-Ownership #1

Project Title:

Acquisition/Rehab/Resale Ownership #1

Projected Start Date:

09/01/2009

Projected End Date:

12/31/2015

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Keystone Challenge Fund, Inc.1

Overall	Apr 1 thru Jun 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$1,976,356.78
Total Budget	\$0.00	\$1,976,356.78
Total Obligated	\$0.00	\$1,976,356.78
Total Funds Drawdown	\$0.00	\$1,976,356.78
Program Funds Drawdown	\$0.00	\$1,928,334.18
Program Income Drawdown	\$0.00	\$48,022.60
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$1,335,015.60	\$1,976,356.78
Keystone Challenge Fund, Inc.1	\$1,335,015.60	\$1,976,356.78
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity represents expenses from Polk County's Acquisition/Rehabilitation and Disposition of SF properties for home ownership by low income beneficiaries. Due to a restructure of the DRGR activities representing the paper Aciton Plan this activity has made others redundant. As such the reporting on households will be done under this activity Acq/Rehab/Owner LH25 #1, but the other Owner LH25 activities will only reflect reporting on units.

Location Description:

NSP designated target areas.

Activity Progress Narrative:

The expenditures for this activity are adjusted in this Quarterly Performance Report to true-up the figures in anticipation of the final close out.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	34/35



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	34/35
# of Singlefamily Units	0	34/35

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	34/35	0/0	34/35	100.00
# Owner Households	0	0	0	34/35	0/0	34/35	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: Acq/Rehab/Owner LH25 #3

Activity Title: Acq/Rehab/Owner LH25 #3

Activity Category:

Acquisition - general

Project Number:

Acq/Rehab/Resale-Ownership #1

Projected Start Date:

09/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehab/Resale Ownership #1

Projected End Date:

12/31/2015

Completed Activity Actual End Date:

Responsible Organization:

Keystone Challenge Fund, Inc.1

Overall	Apr 1 thru Jun 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$846,677.70
Total Budget	\$50,000.00	\$846,677.70
Total Obligated	\$50,000.00	\$846,677.70
Total Funds Drawdown	\$84,249.18	\$759,926.88
Program Funds Drawdown	\$0.00	\$427,403.93
Program Income Drawdown	\$84,249.18	\$332,522.95
Program Income Received	\$0.00	\$135,946.16
Total Funds Expended	\$33,225.18	\$759,926.88
Keystone Challenge Fund, Inc.1	\$33,225.18	\$759,926.88
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity represents expenses from Polk County's Acquisition/Rehabilitation and Disposition of SF properties for home ownership by low income beneficiaries. Due to a restructure of the DRGR activities representing the paper Aciton Plan this activity is redundant. As such the reporting on households will be done under Acq/Rehab/Owner LH25 #1 only, to avoid duplication.

Location Description:

Scattered sites in the NSP1 approved target areas

Activity Progress Narrative:

This activity is complete the figures shown as expended were from expenditures that were paid for but missed in the draw down process last year. This was discovered during the close out preperation and final review of all expenses and draw downs.

Accomplishments Performance Measures

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



	This Report Period Total	Cumulative Actual Total / Expected 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 Households	0	0	0	0/0	0/0	0/0	0
# Owner Households	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	



Grantee Activity Number: Acq/Rehab/Owner LH25 #4

Activity Title: Acq/Rehab/Owner LH25 #4

Activity Category:

Acquisition - general

Project Number:

Acq/Rehab/Resale-Ownership #1

Projected Start Date:

06/01/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehab/Resale Ownership #1

Projected End Date:

12/31/2015

Completed Activity Actual End Date:

Responsible Organization:

Keystone Challenge Fund, Inc.1

Overall	Apr 1 thru Jun 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$181,877.65
Total Budget	\$0.00	\$181,877.65
Total Obligated	\$0.00	\$181,877.65
Total Funds Drawdown	\$0.00	\$181,877.65
Program Funds Drawdown	\$0.00	\$92,092.65
Program Income Drawdown	\$0.00	\$89,785.00
Program Income Received	\$0.00	\$194,466.79
Total Funds Expended	(\$9,686.60)	\$181,877.65
Keystone Challenge Fund, Inc.1	(\$9,686.60)	\$181,877.65
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity represents expenses from Polk County's Acquisition/Rehabilitation and Disposition of SF properties for home ownership by low income beneficiaries. Due to a restructure of the DRGR activities representing the paper Aciton Plan this activity is redundant. As such the reporting on households will be done under Acq/Rehab/Owner LH25 #1 only, to avoid duplication.

Location Description:

Resale of acquired properties in the targeted areas

Activity Progress Narrative:

The expenditures for this activity are adjusted in this Quarterly Performance Report to true-up the figures in anticipation of the final close out.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/35



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/35
# of Singlefamily Units	0	0/35

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	0/0	0	
# Owner Households	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	



Grantee Activity Number: Acq/Rehab/Owner LH25 #5

Activity Title: Acq/Rehab/Owner LH25 #5

Activity Category:

Acquisition - general

Project Number:

Acq/Rehab/Resale-Ownership #1

Projected Start Date:

06/16/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehab/Resale Ownership #1

Projected End Date:

12/31/2015

Completed Activity Actual End Date:

Responsible Organization:

Keystone Challenge Fund, Inc.1

Overall	Apr 1 thru Jun 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$895,962.40
Total Budget	\$0.00	\$895,962.40
Total Obligated	\$0.00	\$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	\$597,575.40
Total Funds Expended	(\$100,000.00)	\$895,962.40
Keystone Challenge Fund, Inc.1	(\$100,000.00)	\$895,962.40
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity represents expenses from Polk County's Acquisition/Rehabilitation and Disposition of SF properties for home ownership by low income beneficiaries. Due to a restructure of the DRGR activities representing the paper Action Plan this activity is redundant. As such the reporting on households will be done under Acq/Rehab/Owner LH25 #1 only, to avoid duplication.

Location Description:

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

Activity Progress Narrative:

The expenditures for this activity are adjusted in this Quarterly Performance Report to true-up the figures in anticipation of the final close out.

Accomplishments Performance Measures

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



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

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	0/0	0	
# Owner Households	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	



Grantee Activity Number: Acq/Rehab/Owner LMMI #2

Activity Title: Acq/Rehab/Owner LMMI #2

Activity Category:

Acquisition - general

Project Number:

Acq/Rehab/Resale-Ownership #1

Projected Start Date:

06/16/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehab/Resale Ownership #1

Projected End Date:

12/31/2015

Completed Activity Actual End Date:

Responsible Organization:

Keystone Challenge Fund, Inc.1

Overall	Apr 1 thru Jun 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$3,183,538.43
Total Budget	(\$498,652.88)	\$3,183,538.43
Total Obligated	(\$498,652.88)	\$3,183,538.43
Total Funds Drawdown	\$1,159.87	\$3,183,538.43
Program Funds Drawdown	\$0.00	\$2,165,055.85
Program Income Drawdown	\$1,159.87	\$1,018,482.58
Program Income Received	\$0.00	\$215,315.19
Total Funds Expended	(\$69,344.94)	\$3,183,538.43
Keystone Challenge Fund, Inc.1	(\$69,344.94)	\$3,183,538.43
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity represents expenses from Polk County's Acquisition/Rehabilitation and Disposition of SF properties for home ownership by moderate and middle income beneficiaries. Due to a restructure of the DRGR activities representing the paper Aciton Plan this activity is redundant. As such the reporting on households will be done under Acq/Rehab/Owner LMMI #1 only, to avoid duplication.

Location Description:

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

Activity Progress Narrative:

This activity is complete, the figures shown as a negative was from a prior period and this adjustment is made to move the expenditure to balance the expended figure for this activity with internal expenditure reports. This was discovered during the close out preperation and final review of all expenses and draw downs.

Accomplishments Performance Measures

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



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

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	0/0	0	
# Owner Households	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	



Grantee Activity Number: Acq/Rehab/Owner LMMI #1

Activity Title: Acq/Rehab/Owner LMMI #1

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Acq/Rehab/Resale-Ownership #1

Projected Start Date:

06/16/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehab/Resale Ownership #1

Projected End Date:

12/31/2015

Completed Activity Actual End Date:

Responsible Organization:

Keystone Challenge Fund, Inc.1

Overall	Apr 1 thru Jun 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$7,667,349.18
Total Budget	\$551,925.98	\$7,667,349.18
Total Obligated	\$551,925.98	\$7,667,349.18
Total Funds Drawdown	\$6,349.92	\$6,936,620.10
Program Funds Drawdown	\$0.00	\$4,910,654.59
Program Income Drawdown	\$6,349.92	\$2,025,965.51
Program Income Received	\$27,789.66	\$4,178,101.79
Total Funds Expended	(\$1,638,652.63)	\$6,936,620.10
Keystone Challenge Fund, Inc.1	(\$1,638,652.63)	\$6,936,620.10
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity represents expenses from Polk County's Acquisition/Rehabilitation and Disposition of SF properties for home ownership by moderate and middle income beneficiaries. Due to a restructure of the DRGR activities representing the paper Aciton Plan Acq/Rehab/Owner LMMI #2 activity is redundant. As such the reporting on households will be done under Acq/Rehab/Owner LMMI #1 only, to avoid duplication.

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 activity is complete, the figures shown as a negative was from a prior period and this adjustment is made to move the expenditure to balance the expended figure for this activity with internal expenditure reports. This was discovered during the close out preparation and final review of all expenses and draw downs.

Accomplishments Performance Measures

**This Report Period
Total**

**Cumulative Actual Total / Expected
Total**



of Properties 0 82/79

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	82/79
# of Singlefamily Units	0	82/79

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	31/49	82/79	37.80
# Owner Households	0	0	0	0/0	31/49	82/79	37.80

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 # / Title: Administration / Administration

Grantee Activity Number: Administration-01

Activity Title: Adminstration

Activitiy Category:

Administration

Project Number:

Administration

Projected Start Date:

09/29/2008

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

Responsible Organization:

Polk County Housing & Neighborhood Development

Overall

Apr 1 thru Jun 30, 2015

To Date



Total Projected Budget from All Sources	N/A	\$2,203,103.55
Total Budget	\$1,578.55	\$2,203,103.55
Total Obligated	\$1,578.55	\$2,203,103.55
Total Funds Drawdown	\$9,334.99	\$2,197,179.29
Program Funds Drawdown	\$0.00	\$1,458,625.00
Program Income Drawdown	\$9,334.99	\$738,554.29
Program Income Received	\$3,067.52	\$744,478.55
Total Funds Expended	\$10,757.02	\$2,197,179.29
Polk County Housing & Neighborhood Development	\$10,757.02	\$2,197,179.29
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:

During the months of April, May, and June funds were drawn down to pay for staff administering the NSP1 Grant projects.

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



Project # / Title: Demo/Redev #3 / Demolition/Redevelopment

Grantee Activity Number: Demo to Reconstruction LH25

Activity Title: Demo to Reconstructon

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 Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Keystone Challenge Fund, Inc.1

Overall	Apr 1 thru Jun 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$211,294.33
Total Budget	(\$6,000.00)	\$211,294.33
Total Obligated	(\$6,000.00)	\$211,294.33
Total Funds Drawdown	\$0.00	\$211,294.33
Program Funds Drawdown	\$0.00	\$196,605.58
Program Income Drawdown	\$0.00	\$14,688.75
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$185,414.28	\$211,294.33
Keystone Challenge Fund, Inc.1	\$185,414.28	\$211,294.33
Match Contributed	\$0.00	\$0.00

Activity Description:

Under this activity the County demolished six properties. The County reconstructed one unit and the other five were sold to Habitat for Humanity. The affordability requirements are recorded on the note and mortgage for each property.

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:

This activity is complete. Vouchers were moved to accurately report LH 25 units completed in this activity.

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total



# of Properties	0	0/3
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	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/3
# of Singlefamily Units	0	0/3

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/3	0/0	0/3	0
# Owner Households	0	0	0	0/3	0/0	0/3	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: Demo to Reconstruction LMMI

Activity Title: Demo to Reconstruction LMMI

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 Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Keystone Challenge Fund, Inc.1

Overall	Apr 1 thru Jun 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$475,261.72
Total Budget	\$5,738.74	\$475,261.72
Total Obligated	\$5,738.74	\$475,261.72
Total Funds Drawdown	\$0.00	\$475,261.72
Program Funds Drawdown	\$0.00	\$136,455.01
Program Income Drawdown	\$0.00	\$338,806.71
Program Income Received	\$0.00	\$43,054.28
Total Funds Expended	\$160,292.77	\$475,261.72
Keystone Challenge Fund, Inc.1	\$160,292.77	\$475,261.72
Match Contributed	\$0.00	\$0.00

Activity Description:

The County demolished one property and reconstructed it and sold it to a moderate income household.

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:

This activity is complete. Vouchers were moved to accurately report LMMI units completed in this activity.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/4



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/4
# of Singlefamily Units	0	1/4

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	1/4	1/4	100.00
# Owner Households	0	0	0	0/0	0/4	0/4	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: Demo to Side Yard LMMI

Activity Title: Demo to Side Yard LMMI

Activity Category:

Clearance and Demolition

Project Number:

Demo/Redev #3

Projected Start Date:

06/16/2009

Benefit Type:

Direct Benefit (Persons)

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	Apr 1 thru Jun 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$188,492.57
Total Budget	\$0.00	\$188,492.57
Total Obligated	\$0.00	\$188,492.57
Total Funds Drawdown	\$0.00	\$188,492.57
Program Funds Drawdown	\$0.00	\$17,672.39
Program Income Drawdown	\$0.00	\$170,820.18
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$145,723.07	\$188,492.57
Keystone Challenge Fund, Inc.1	\$145,723.07	\$188,492.57
Match Contributed	\$0.00	\$0.00

Activity Description:

These properties were demolished and vacant lots were transferred to low income clients next door.

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:

The expenditures for this activity are adjusted in this Quarterly Performance Report to true-up the figures in anticipation of the final close out.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/3



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected				
	Low	Mod	Total	Low	Mod	Total	Low/Mod	
# of Persons	0	0	0	0/3	0/0	0/3	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	
