

# Grantee: Marion County, FL

## Grant: B-11-UN-12-0011

### April 1, 2021 thru June 30, 2021 Performance Report

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**Grant Number:**

B-11-UN-12-0011

**Obligation Date:**

03/10/2014

**Award Date:**

Reviewed and Approved

**Grantee Name:**

Marion County, FL

**Contract End Date:**

03/10/2014

**Review by HUD:**

Reviewed and Approved

**Grant Award Amount:**

\$4,589,714.00

**Grant Status:**

Active

**QPR Contact:**

No QPR Contact Found

**LOCCS Authorized Amount:**

\$4,589,714.00

**Estimated PI/RL Funds:**

\$2,081,921.98

**Total Budget:**

\$6,671,635.98

## Disasters:

### Declaration Number

No Disasters Found

## Narratives

### Summary of Distribution and Uses of NSP Funds:

Marion County will prioritize the use of NSP3 funds by first targeting areas of greatest need. Funds will primarily be used for stabilization and improvement of property values, to increase homeownership and attract new residents to reduce the number of vacant homes in the area.

Marion County will identify non-profit and/or for-profit affordable housing developers through a formal RFP/RFQ process to acquire and rehabilitate foreclosed, abandoned homes in target areas and identify eligible homebuyers. Preference will be given to developers utilizing local contractors, subs, labor and material suppliers. Partnership with agencies such as Habitat for Humanity, USDA Rural Development and Florida Low-Income Housing will provide homeownership opportunities for households at or below 50% of MFI.

Some of the NSP3 activities anticipate returning funds (program income) which will continue to be used for NSP activities. Marion County intends to use NSP funds and program income (to include activity delivery costs) for the following activities: 1. Marion County will use up to 10% of the NSP grant and up to 10% of any program income generated through NSP activities for administration of the program. 2. Marion County will engage in Acquisition/Rehabilitation and Resale of targeted area homes to income-eligible homebuyers. This will be Marion County's primary use of NSP funds. At least 25% of funds in this activity go to households at or below 50% MFI. 3. Demolition of units that are blighted and considered a major concern in the redevelopment effort of the area. Marion County will use up to \$100,000.00 toward demolition. 4. Marion County will provide Purchase and Rehabilitation Assistance to clients in the form of down-payment and closing cost assistance. Marion County has budgeted an estimated 11% of the initial NSP3 grant funds toward assistance.

### How Fund Use Addresses Market Conditions:

Marion County will prioritize the use of NSP funds pursuant to the Housing and Economic Recovery Act of 2008 by first targeting areas of greatest need as evidenced through HUD and local data. Initially targeted areas will be in those areas that meet the following criteria: 1. greatest percentage of home foreclosures (areas with 25 or more foreclosed, abandoned and vacant homes per 3 sq. miles), 2. areas with the greatest percentage of subprime loans (most likely to face a significant rise in the rate of home foreclosures), 3. greatest number of foreclosed, abandoned and vacant properties causing significant blight/impact and higher crime rates according to local code and law enforcement, 4. areas where the cost to purchase and rehabilitate the homes would fit the required target income groups. Other considerations were based on public input gathered through local realtors and public meetings. Those considerations included identifying areas where target income buyers were interested in purchasing homes and areas small enough to have a significant impact, yet large enough to have sufficient eligible and viable properties.

### Ensuring Continued Affordability:

To ensure long-term affordability, Marion County will follow HOME guidelines and the minimum affordability period as found at 92.254. NSP funds left in the project will be as a non-interest bearing, 30 year, deferred payment loan secured with a mortgage/lien document and recorded against the property.

Marion County's recapture provision requires repayment upon sale, refinance or if the unit assisted is no longer the homeowner's primary residence.

If the homeowner defaults on the loan voluntarily or by operation of law, including but not limited to death of the surviving mortgage holder or foreclosure, the assisted amount will be recaptured from net proceeds.



**Definition of Blighted Structure:**

Any vacant, abandoned or foreclosed structure that is determined to be substandard and not suitable for rehabilitation. A dwelling will be considered sub-standard, not suitable for rehabilitation if it has major defects requiring a great deal of correction, and the cost estimate for repairs exceeds 65% of the value of a comparable replacement unit as obtained from one or more licensed contractors.

**Definition of Affordable Rents:**

For any NSP-funded rental activity, "affordable rents" shall be defined as 30% of the household's adjusted income, less utility allowances as adopted by the Ocala Housing Authority Section 8 program, as appropriate. The maximum Affordable Rents shall not exceed the Fair Market Rents (FMR) as published annually by the U.S. Department of Housing and Urban Development for the Ocala-Marion County Metropolitan Statistical Area (MSA).

**Housing Rehabilitation/New Construction Standards:**

Marion County has written Minimum Rehabilitation Standards. These rehabilitation standards follow the 2007 Florida Building Code, Housing Quality Standards, Lead Based Paint Standards and FHA Standards.

1. Substandard conditions, as defined in the written standards, must be corrected and the dwelling must meet minimum HUD Standards.
2. An assessment form, which is included in the written standards, must be used as part of the work write-up and completed by a trained housing specialist to identify and justify any repairs or replacements.
3. Energy efficiency modifications are encouraged when items are being replaced and are cost effective. Requirements and suggestions are identified in the written standards.

**Vicinity Hiring:**

Marion County certifies that it will, to the maximum extent feasible, provide for hiring of employees that reside in the vicinity of NSP3 funded projects or contract with small businesses that are owned and operated by persons residing in the vicinity of NSP3 projects.

**Procedures for Preferences for Affordable Rental Dev.:**

Marion County does not intend to use NSP3 funds for rental development.

**Grantee Contact Information:**

Cheryl Amey  
 cheryl.amey@marioncountyfl.org  
 352-671-8770  
 3003 SW College Road, Suite 109, Ocala, Florida 34474

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	\$0.00	\$5,851,809.45
<b>Total Budget</b>	\$0.00	\$5,851,809.45
<b>Total Obligated</b>	\$0.00	\$5,851,809.45
<b>Total Funds Drawdown</b>	\$0.00	\$5,851,809.45
<b>Program Funds Drawdown</b>	\$0.00	\$4,589,714.00
<b>Program Income Drawdown</b>	\$0.00	\$1,262,095.45
<b>Program Income Received</b>	\$1,057.89	\$2,088,826.37
<b>Total Funds Expended</b>	\$0.00	\$5,851,809.45
<b>HUD Identified Most Impacted and Distressed</b>	\$0.00	\$0.00
<b>Other Funds</b>	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

**Funds Expended**

<b>Overall</b>	<b>This Period</b>	<b>To Date</b>
Marion County	\$ 0.00	\$ 5,851,809.45



## Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	99.99%	.00%	.00%
Minimum Non Federal Match	\$.00	\$.00	\$.00
Overall Benefit Amount	\$6,296,661.58	\$.00	\$.00
Limit on Public Services	\$688,457.10	\$.00	\$.00
Limit on Admin/Planning	\$458,971.40	\$374,344.67	\$374,344.67
Limit on Admin	\$.00	\$374,344.67	\$374,344.67
Most Impacted and Distressed	\$.00	\$.00	\$.00
Progress towards LH25 Requirement	\$1,667,909.00		\$5,088,980.63

## Overall Progress Narrative:

In preparation for closeout during this quarter:

1. Addresses and supporting data has been entered

Pending:

1. The County is working with the finance department to reconcile expenses and update financial data in DRGR.
2. Performance measures will be updated

## Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
DELETED-ACTIVITIES, DELETED-ACTIVITIES (Temporary)	\$0.00	\$0.00	\$0.00
NSP3-P1, Program Administration	\$0.00	\$374,344.67	\$223,423.61
NSP3-P2, Acquisition/Rehabilitation/Resale	\$0.00	\$5,443,195.02	\$4,333,828.12
NSP3-P3, Demolition of Blighted Structures	\$0.00	\$34,269.76	\$32,462.27

## Activities

**Project # / NSP3-P2 / Acquisition/Rehabilitation/Resale**



## Grantee Activity Number: NSP3-2

### Activity Title: Acquisition / Rehabilitation / Resale

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP3-P2

**Projected Start Date:**

06/01/2011

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehabilitation/Resale

**Projected End Date:**

09/30/2021

**Completed Activity Actual End Date:****Responsible Organization:**

Marion County

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2021</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	\$0.00	\$388,484.15
<b>Total Budget</b>	\$0.00	\$388,484.15
<b>Total Obligated</b>	\$0.00	\$388,484.15
<b>Total Funds Drawdown</b>	\$0.00	\$388,484.15
<b>Program Funds Drawdown</b>	\$0.00	\$388,484.15
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$1,869,160.46
<b>Total Funds Expended</b>	\$0.00	\$388,484.15
Marion County	\$0.00	\$388,484.15
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00

#### Activity Description:

The goals of this activity are to; stabilize and improve property values, increase homeownership and attract new residents to reduce the number of vacant homes in the area. Marion County will identify non-profit and/or for-profit affordable housing developers through a formal RFP/RFQ process to acquire and rehabilitate foreclosed, abandoned homes in target areas and identify eligible homebuyers. Preference will be given to local developers utilizing local contractors, subs, labor and material suppliers. The tenure of this activity is homeownership. Partnerships with agencies such as Habitat for Humanity, USDA Rural Development and Florida Low-Income Housing will provide homeownership opportunities for households at or below 50% of MFI. The sales price shall be no greater than the total investment in the property, including acquisition, rehabilitation and direct activity delivery costs. A portion of the NSP funds will remain in the home when it is sold to an income-eligible homebuyer in the form of a 0% interest, deferred payment 30 year loan secured by a mortgage and lien. The amount of assistance will be tiered according to income level and need. An affordability / recapture clause following HOME program guidelines requires repayment when the home is sold, refinanced or is no longer the primary, homesteaded residence, and share of net proceeds in the case of foreclosure.

#### Location Description:

Silver Springs Shores & Ocala Parks Estates target areas  
Difficulty in identifying a sufficient number of foreclosed homes being available for purchase has necessitated expanding the original proposed target areas to include all of the Silver Springs Shores and Marion Oaks areas served by NSP1.

Silver Springs Shores:  
· NSP3 Score of 19.23.



- Total housing units in the neighborhood is 10,556.
- Percent Persons less than 120% AMI is 61.29
- Percent Persons less than 80% AMI is 39.02
- USPS Residential Addresses in neighborhood is 12, 209
- Residential Addresses vacant 90 days or more is 561
- Residential Addresses NoStat is 391
- Total Housing Units receiving a mortgage between 2004 and 2007 is 5,487
- Percent of Housing Units with a high cost of mortgage between 2004 and 2007 is 34.64
- Percent of Housing Units 90 or more days delinquent or in foreclosure is 18.16
- Number of foreclosure starts in the past year is 619
- Number of housing units real estate owned between July 2009 and June 2010 is 185

Estimated number of properties needed to make an impact in the identified target area (20% of REO in past year) is 123.

Marion Oaks:

- NSP3 Score of 18.92.
- Total housing units in the neighborhood is 4,727.
- Percent Persons less than 120% AMI is 64.62
- Percent Persons less than 80% AMI is 39.31
- USPS Residential Addresses in neighborhood is 6,838
- Residential Addresses vacant 90 days or more is 504
- Residential Addresses NoStat is 431
- Total Housing Units receiving a mortgage between 2004 and 2007 is 3,394
- Percent of Housing Units with a high cost of mortgage between 2004 and 2007 is 32.23
- Percent of Housing Units 90 or more days delinquent or in foreclosure is 17.27
- Number of foreclosure starts in the past year is 365
- Number of housing units real estate owned between July 2009 and June 2010 is 109

Estimated number of properties needed to make an impact in the identified target area (20% of REO in past year) is 73.

### Activity Progress Narrative:

No Activity during this quarter.

### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b>Activity funds eligible for DREF</b>	0	0/0
<b>#Additional Attic/Roof</b>	0	1/0
<b>#Clothes washers replaced</b>	0	0/0
<b>#Dishwashers replaced</b>	0	7/0
<b>#Efficient AC added/replaced</b>	0	6/0
<b>#Energy Star Replacement</b>	0	3/0
<b>#High efficiency heating plants</b>	0	0/0
<b>#Light fixtures (outdoors)</b>	0	1/0
<b>#Light Fixtures (indoors)</b>	0	22/0
<b>#Low flow showerheads</b>	0	1/0
<b>#Low flow toilets</b>	0	3/0
<b># of Properties</b>	0	28/24
<b>#Refrigerators replaced</b>	0	8/0
<b>#Replaced hot water heaters</b>	0	4/0
<b>#Replaced thermostats</b>	0	0/0
<b>#Sites re-used</b>	0	1/0
<b>#Units deconstructed</b>	0	0/0
<b>#Units exceeding Energy Star</b>	0	0/0
<b>#Units with bus/rail access</b>	0	3/0
<b>#Units with other green</b>	0	0/0
<b>#Units with solar panels</b>	0	0/0
	This Report Period	Cumulative Actual Total / Expected
	Total	Total



# of Housing Units	0	28/24
# of Singlefamily Units	0	28/24

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	9/0	4/12	14/24	92.86
# Owner	0	0	0	9/0	4/12	14/24	92.86

### Activity Locations

No Activity Locations found.

### Other Funding Sources

No Other Funding Sources Found

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

**Activity Supporting Documents:** None



## Grantee Activity Number: NSP3-2A

### Activity Title: Acquisition/ Rehabilitation/ Resale

#### Activity Type:

Rehabilitation/reconstruction of residential structures

#### Project Number:

NSP3-P2

#### Projected Start Date:

06/01/2011

#### Benefit Type:

Direct ( HouseHold )

#### National Objective:

NSP Only - LH - 25% Set-Aside

#### Activity Status:

Under Way

#### Project Title:

Acquisition/Rehabilitation/Resale

#### Projected End Date:

09/30/2021

#### Completed Activity Actual End Date:

#### Responsible Organization:

Marion County

#### Overall

	Apr 1 thru Jun 30, 2021	To Date
<b>Total Projected Budget from All Sources</b>	\$0.00	\$2,086,683.73
<b>Total Budget</b>	\$0.00	\$2,086,683.73
<b>Total Obligated</b>	\$0.00	\$2,086,683.73
<b>Total Funds Drawdown</b>	\$0.00	\$2,086,683.73
<b>Program Funds Drawdown</b>	\$0.00	\$2,086,683.73
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$1,057.89	\$193,041.42
<b>Total Funds Expended</b>	\$0.00	\$2,086,683.73
Marion County	\$0.00	\$2,086,683.73
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00

#### Activity Description:

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- Percent of Housing Units 90 or more days delinquent or in foreclosure is 17.27
- Number of foreclosure starts in the past year is 365
- Number of housing units real estate owned between July 2009 and June 2010 is 109

Estimated number of properties needed to make an impact in the identified target area (20% of REO in past year) is 73.

**Activity Progress Narrative:**

No Activity during this quarter.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b>Activity funds eligible for DREF</b>	0	0/0
<b>#Additional Attic/Roof</b>	0	0/0
<b>#Clothes washers replaced</b>	0	0/0
<b>#Dishwashers replaced</b>	0	2/0
<b>#Efficient AC added/replaced</b>	0	1/0
<b># ELI Households (0-30% AMI)</b>	0	0/0
<b>#Energy Star Replacement</b>	0	1/0
<b>#High efficiency heating plants</b>	0	0/0
<b>#Light fixtures (outdoors)</b>	0	0/0
<b>#Light Fixtures (indoors)</b>	0	0/0
<b>#Low flow showerheads</b>	0	0/0
<b>#Low flow toilets</b>	0	0/0
<b># of Properties</b>	0	41/30
<b>#Refrigerators replaced</b>	0	3/0
<b>#Replaced hot water heaters</b>	0	0/0
<b>#Replaced thermostats</b>	0	0/0
<b>#Sites re-used</b>	0	7/0
<b>#Units deconstructed</b>	0	0/0
<b>#Units exceeding Energy Star</b>	0	0/0
<b>#Units with bus/rail access</b>	0	1/0
<b>#Units with other green</b>	0	0/0
<b>#Units with solar panels</b>	0	0/0





	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Housing Units</b>	0	41/30
<b># of Singlefamily Units</b>	0	41/30

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
<b># of Households</b>	0	0	0	2/30	0/0	2/30	100.00
<b># Owner</b>	0	0	0	2/30	0/0	2/30	100.00

### Activity Locations

**No Activity Locations found.**

### Other Funding Sources

No Other Funding Sources Found

### Other Funding Sources Budgeted - Detail

**No Other Match Funding Sources Found**

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**Activity Supporting Documents:** None



## Grantee Activity Number: NSP3-2B

### Activity Title: Habitat LH25

#### Activity Type:

Rehabilitation/reconstruction of residential structures

#### Project Number:

NSP3-P2

#### Projected Start Date:

01/01/2016

#### Benefit Type:

Direct ( HouseHold )

#### National Objective:

NSP Only - LH - 25% Set-Aside

#### Activity Status:

Under Way

#### Project Title:

Acquisition/Rehabilitation/Resale

#### Projected End Date:

09/30/2021

#### Completed Activity Actual End Date:

#### Responsible Organization:

Marion County

#### Overall

#### Total Projected Budget from All Sources

#### Apr 1 thru Jun 30, 2021

#### To Date

\$0.00

\$141,637.83

#### Total Budget

\$0.00

\$141,637.83

#### Total Obligated

\$0.00

\$141,637.83

#### Total Funds Drawdown

\$0.00

\$141,637.83

#### Program Funds Drawdown

\$0.00

\$0.00

#### Program Income Drawdown

\$0.00

\$141,637.83

#### Program Income Received

\$0.00

\$20,949.55

#### Total Funds Expended

\$0.00

\$141,637.83

Marion County

\$0.00

\$141,637.83

#### Most Impacted and Distressed Expended

\$0.00

\$0.00

#### Activity Description:

Acquisition and Resale to LMI residents

#### Location Description:

Shores and Marion Oaks

#### Activity Progress Narrative:

No Activity during this quarter.

#### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/12
# of Singlefamily Units	0	0/12

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/12	0/0	0/12	0
# Owner	0	0	0	0/12	0/0	0/12	0

## Activity Locations

**No Activity Locations found.**

### Other Funding Sources

No Other Funding Sources Found

## Other Funding Sources Budgeted - Detail

**No Other Match Funding Sources Found**

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**Activity Supporting Documents:** None



## Grantee Activity Number: NSP3-2C

### Activity Title: Single Family Rental LH-25

**Activity Type:**  
Rehabilitation/reconstruction of residential structures

**Project Number:**  
NSP3-P2

**Projected Start Date:**  
01/01/2017

**Benefit Type:**  
Direct ( HouseHold )

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

**Activity Status:**  
Under Way

**Project Title:**  
Acquisition/Rehabilitation/Resale

**Projected End Date:**  
09/30/2021

**Completed Activity Actual End Date:**

**Responsible Organization:**  
Marion County

Overall	Apr 1 thru Jun 30, 2021	To Date
<b>Total Projected Budget from All Sources</b>	\$0.00	\$2,826,389.31
<b>Total Budget</b>	\$0.00	\$2,826,389.31
<b>Total Obligated</b>	\$0.00	\$2,826,389.31
<b>Total Funds Drawdown</b>	\$0.00	\$2,826,389.31
<b>Program Funds Drawdown</b>	\$0.00	\$1,858,660.24
<b>Program Income Drawdown</b>	\$0.00	\$967,729.07
<b>Program Income Received</b>	\$0.00	\$5,674.94
<b>Total Funds Expended</b>	\$0.00	\$2,826,389.31
Marion County	\$0.00	\$2,826,389.31
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00

#### Ancillary Activities

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
Marion County	Clearance and Demolition	NSP3-P3	NSP3-3	Demolition of Blighted Structures	General Account

#### Activity Description:

Property was acquired, renovations as needed, and rented to household at or below 50% of LMI

#### Location Description:

Properties located in Marion Oaks, and Silver Springs

#### Activity Progress Narrative:

No Activity during this quarter.



## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
		Total		Total
#Additional Attic/Roof		0		0/2
#Dishwashers replaced		0		0/0
#Efficient AC added/replaced		0		0/3
#Refrigerators replaced		0		0/6
#Replaced thermostats		0		0/1
#Units exceeding Energy Star		0		0/0

	This Report Period		Cumulative Actual Total / Expected	
		Total		Total
# of Housing Units		0		0/28
# of Singlefamily Units		0		0/28

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/28	0/0	0/28	0
# Renter	0	0	0	0/28	0/0	0/28	0

## Activity Locations

**No Activity Locations found.**

### Other Funding Sources

No Other Funding Sources Found

## Other Funding Sources Budgeted - Detail

**No Other Match Funding Sources Found**

**Activity Supporting Documents:** None