

Grantee: Orlando, FL

Grant: B-08-MN-12-0020

April 1, 2015 thru June 30, 2015 Performance Report



Grant Number:

B-08-MN-12-0020

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

Orlando, FL

Contract End Date:**Review by HUD:**

Submitted - Await for Review

Grant Award Amount:

\$6,730,263.00

Grant Status:

Active

QPR Contact:

TARA CULVER

LOCCS Authorized Amount:

\$6,730,263.00

Estimated PI/RL Funds:

\$2,000,000.00

Total Budget:

\$8,730,263.00

Disasters:**Declaration Number**

NSP

Narratives**Areas of Greatest Need:**

The following neighborhood areas have been identified as the targeted areas for the initial implementation of the Neighborhood Stabilization Program. These are the areas that have been most impacted by foreclosures and have risk scores of 10 as of October 2008; areas with the largest percentage of median income at or below 120% of AMI and areas with the highest concentration of foreclosures. Priority #1 Beginning with the neighborhoods commencing on the corner of Colonial Dr. and Tucker Ave.; west on Colonial Dr. to Semoran Blvd.; south on Semoran Blvd. to Lake Underhill Rd.; west on Lake Underhill Rd. to Conway Rd.; south on Conway Rd. to Curry Ford Rd.; west on Curry Ford Rd. to Fern Creek Ave.; south on Fern Creek Ave. to Michigan St.; east on Michigan St. to Conway Gardens Rd.; south on Conway Gardens Rd. to Lake Margaret Dr.; east on Lake Margaret Dr. to Conway Rd.; south on Conway Rd. to Gatlin Ave.; east on Gatlin Ave. to Dixie Bell Dr.; north on Dixie Bell Dr. to Pershing Ave.; east on Pershing Ave. to S. Goldenrod Rd.; north on S. Goldenrod Rd. to Lake Underhill Rd.; west on Lake Underhill Rd. to Dahlia Dr.; north on Dahlia Dr. to Tucker Ave.; north on Tucker Ave. to ending at Colonial Dr. *Including only areas within the city limits. Priority #2 Neighborhoods bordered commencing on the corner of W. Colonial Drive and I-4, west on W. Colonial Drive to Mission Rd.; south on Mission Road to Carter Street; west on Carter Street to Kirkman Road; south on Kirkman Rd. to L. B. McLeod Rd.; east on L. B. McLeod Rd. to I-4; north on I-4 to ending at W. Colonial Drive.*Including only areas within the city limits. Priority #3 The neighborhoods bordered commencing on the corner of Clarcona-Ocoee Rd and US 441; west on Clarcona-Ocoee Rd. to Pine Hills Road; south on Pine Hills Rd. to W. Colonial Dr.; west on Colonial Dr. to John Young Pwy; north on John Young Pwy. to Silver Star Rd.; east on Silver Star Rd. to US 441; north US 441 to Lake Breeze Dr.; west on Lake Breeze Dr. to S. Lake Orlando Pwy.; south on Lake Orlando Pwy. (Roundabout) to Long Rd.; north on Long Rd. to ending at Clarcona-Ocoee Rd.*including only areas within the city limits.

Distribution and and Uses of Funds:

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

Definitions and Descriptions:

(1) Definition of "blighted structure" in context of state or local law.

Response: For the purposes of this Program, the City of Orlando will adopt the following definition of a "blighted structure":

"Blighted structure" is a building that is not being maintained to the City of Orlando's minimum housing standards and exhibits common housing violations such as peeling paint, rotting wood, damaged electrical and plumbing fixtures, plumbing leaks, roof leaks, and other violations that are typically indicative of poor maintenance or neglect, unsanitary or unsafe conditions.

(2) Definition of "affordable rents." Note: Grantees may use the definition they have adopted for their CDBG program but should review their existing definition to ensure compliance with NSP program –specific requirements such as continued affordability.

Response: For the purposes of this Program, the City of Orlando will adopt the following definition of Affordable Rents:

Affordable Rents: Rental fees that are subject to controls designed to ensure that payments are reasonable for Low income families. The NSP assisted units in a rental housing project must be occupied only by households that are eligible as Low for the



length of the affordability period. For the purpose of NSP, the affordable rents shall not exceed Fair Market Rents for household size for the City of Orlando.

(3) Describe how the grantee will ensure continued affordability for NSP assisted housing.

Response: The City of Orlando will ensure that the properties acquired with funds from the NSP remain affordable for the length of their affordability period by recording a restrictive covenant that will run with the land.

Properties for sale:

A restrictive covenant will be placed on the property to ensure that it remains an affordable home for a prescribed period of time as adopted under the HOME program standards at 24 CFR 92.254.

The property shall at all times be occupied as the principal residence of the owner and shall not be rented, or leased. If the property is initially sold to a low, moderate, or middle income buyer, the property must be resold only to another low, moderate, or middle income buyer. The restrictive covenant shall run with the land; however, the restrictions shall terminate in the event of foreclosure, transfer in lieu of foreclosure, or assignment of an FHA insured mortgage to the Department of the Housing and Urban Development (HUD). Annual monitoring will be conducted to ensure that properties assisted with NSP funds remained owner-occupied during the affordability period.

Properties for Rent:

A restrictive covenant will be placed on the property to ensure that it remains an affordable development for a prescribed period of time as adopted under the HOME program standards at 24 CFR 92.252(a), (c), (e), and (f).. The covenant and restrictions shall run with the land and shall be binding on future owners of the property. Tenant incomes will be certified at initial occupancy and at any time a new tenant occupies a unit. Annual on-site monitoring will be conducted to ensure that the rents are in compliance with the HOME low rents as annually adjusted and that the property continues to meet Housing Quality Standards.

(4) Describe housing rehabilitation standards that will apply to NSP assisted activities.

Response:

In order to sell, rent, or redevelop homes and properties under the NSP, the rehabilitation of foreclosed-upon or residential properties shall comply with the City's specifications included in the rehabilitation standards in Exhibit IV. The City will also include green building and energy efficiency enhancements, when appropriate, such as:

- Install Energy Star Rated Windows
- Windows replaced as an upgrade
- Upgrade Insulation – Ceiling insulation may be upgraded to reduce heating and cooling demands
- Install Compact Florescent Bulbs in all fixtures
- HVAC Maintenance – Clean and service units as to insure that the unit is working properly and efficiently
- Upgraded HVAC Filter MERV 13
- Energy Star Rated Appliances
- Low Flow Plumbing Fixtures – If fixtures need to be replaced use low flow or ultra low flow fixtures
- Solar Water Heating
- Weatherization – Review all weatherization concerns, doors, windows, caulking, etc

The staff of the City of Orlando Housing and Community Development Department will be responsible for the inspection of homes to ensure that the City's NSP rehabilitation guidelines are met.

Low Income Targeting:

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

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

Response:

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

Acquisition and Relocation:

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

If so, include:

Response:

The City of Orlando will acquire blighted properties that are either abandoned or that have been foreclosed upon to demolish and redevelop new units on the site. The City plans to initially acquire blighted properties and demolish the substandard units. Subject to the economy improving and the opportunities for development financing become more favorable, the City anticipates partnering with a development entity to create housing opportunities for households whose incomes are up to 120%

of the area median income. The housing types would vary according to the neighborhoods in which the existing properties are located. Special attention would be given to ensure neighborhood compatibility. NSP program income may be used for the construction of the new units.

Public Comment:

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

Response:

The City of Orlando posted a DRAFT of the Sixth Amendment to the NSP Substantial Amendment to the Consolidated Plan to the City's website at: <http://www.cityoforlando.net/housing/> on November 8, 2013, requesting Public Comments. The City's original approved Substantial Amendment to the Consolidated Plan was posted to the City's website on November 17, 2008.

The comments received are included in Exhibit V.

The City's Housing & Community Development Department is scheduled to submit the Sixth Amendment to the NSP Substantial Amendment to City Council for approval on November 25, 2013 and email, input on DRGR system or ship the amendment to the HUD office.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$8,569,119.27
Total Budget	\$0.00	\$8,569,119.27
Total Obligated	\$0.00	\$8,464,102.90
Total Funds Drawdown	\$7,332.87	\$8,141,077.10
Program Funds Drawdown	\$0.00	\$6,338,342.88
Program Income Drawdown	\$7,332.87	\$1,802,734.22
Program Income Received	\$66,287.16	\$2,047,225.69
Total Funds Expended	\$1,788.99	\$8,141,382.58
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	\$1,009,539.45	\$0.00
Limit on Admin/Planning	\$673,026.30	\$673,422.73
Limit on State Admin	\$0.00	\$673,422.73

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,682,565.75	\$2,914,568.46

Overall Progress Narrative:

During the quarter of April 1st through June 30, 2015, the City and its partners continue with the process of acquisition, rehabilitation, resale and rental of homes. There are a total of 50 properties acquired up-

to-date. Out of the 50 properties, 26 are for resale, 21 are for rental activity and 3 have been demolished and donated. Forty-seven homes have completed rehabilitation or are 99% to 100% rehabilitated. One home was sold to a qualified buyer. We continue working with the resale and reinvestment of program income. We are also working in the reallocation of program income/funds to acquire more properties while complying with the 25% set aside. A new activity is under way to be added to the action plan next quarter. This new activity is for the addition of demolition of blighted structures. It will be going to City council on July 27, 2015.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Acquisition, Rehab for Sale	\$0.00	\$4,573,747.54	\$3,352,959.33
2, Acquisition, Rehab for Rent	\$0.00	\$2,998,568.46	\$2,435,089.27
3, Redevelopment of Demolished or Vacant Properties	\$0.00	\$283,921.00	\$261,171.99
4, Planning and Administration	\$0.00	\$874,026.00	\$289,122.29
9999, Restricted Balance	\$0.00	\$0.00	\$0.00



Activities

Project # / Title: 1 / Acquisition, Rehab for Sale

Grantee Activity Number: JDE 1370008

Activity Title: Acquisition for Sale

Activity Category:

Acquisition - general

Project Number:

1

Projected Start Date:

03/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition, Rehab for Sale

Projected End Date:

03/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Orlando Housing and Community Development

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2015

N/A

To Date

\$2,530,145.74

Total Budget

\$0.00

\$2,530,145.74

Total Obligated

\$0.00

\$2,530,145.74

Total Funds Drawdown

\$0.00

\$2,530,145.74

Program Funds Drawdown

\$0.00

\$2,012,726.57

Program Income Drawdown

\$0.00

\$517,419.17

Program Income Received

\$0.00

\$395,808.57

Total Funds Expended

\$0.00

\$2,330,323.34

City of Orlando Housing and Community Development

\$0.00

\$2,330,323.34

Match Contributed

\$0.00

\$0.00

Activity Description:

Purchase homes & residential properties that have been abandoned or foreclosed upon, in order to sell.

Location Description:

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



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

Activity Progress Narrative:

The City of Orlando HCD and their sub recipients had no new acquisition for resale during this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	27/20
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	0/0
Total acquisition compensation to	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	23/20

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	2/0	0/15	2/20	100.00
# of Persons	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:	JDE 1380008
Activity Title:	Rehab for Sale

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

1

Projected Start Date:

03/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition, Rehab for Sale

Projected End Date:

09/30/2013

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

City of Orlando Housing and Community Development

Overall**Total Projected Budget from All Sources****Apr 1 thru Jun 30, 2015**

N/A

To Date

\$1,451,644.01

Total Budget

\$0.00

\$1,451,644.01

Total Obligated

\$0.00

\$1,451,644.01

Total Funds Drawdown

\$6,936.14

\$1,396,562.24

Program Funds Drawdown

\$0.00

\$1,100,673.17

Program Income Drawdown

\$6,936.14

\$295,889.07

Program Income Received

\$0.00

\$1,274,090.36

Total Funds Expended

\$1,392.21

\$1,744,672.53

City of Orlando Housing and Community Development

\$1,392.21

\$1,744,672.53

Match Contributed

\$0.00

\$0.00

Activity Description:

Rehabilitate homes & residential properties that have been abandoned or foreclosed upon, in order to sell.

Location Description:

Target Area # 1: Beginning with the neighborhoods commencing on the corner of Colonial Dr. and Tucker Ave.; west on Colonial Dr. to Semoran Blvd.; south on Semoran Blvd. to Lake Underhill Rd.; west on Lake Underhill Rd. to Conway Rd.; south on Conway Rd. to Curry Ford Rd.; west on Curry Ford Rd. to Fern Creek Ave.; south on Fern Creek Ave. to Michigan St.; east on Michigan St. to Conway Gardens Rd.; south on Conway Gardens Rd. to Lake Margaret Dr.; east on Lake Margaret Dr. to Conway Rd.; south on Conway Rd. to Gatlin Ave.; east on Gatlin Ave. to Dixie Bell Dr.; north on Dixie Bell Dr. to Pershing Ave.; east on Pershing Ave. to S. Goldenrod Rd.; north on S. Goldenrod Rd. to Lake Underhill Rd.; west on Lake Underhill Rd. to Dahlia Dr.; north on Dahlia Dr. to Tucker Ave.; north on Tucker Ave. to ending at Colonial Dr. *Including only areas within the city limits. Target Area #2: Neighborhoods bordered commencing on the corner of W. Colonial Drive and I-4, west on W. Colonial Drive to Mission Rd.; south on Mission Road to Carter Street; west on Carter Street to Kirkman Road; south on Kirkman Rd. to L. B. McLeod Rd.; east on L. B. McLeod Rd. to I-4; north on I-4 to ending at W. Colonial Drive.*Including only areas within the city limits. Target #3: The neighborhoods bordered commencing on the corner of Clarcona Ocoee Rd and US 441; west on Clarcona-Ocoee Rd. to Pine Hills Road; south on Pine Hills Rd. to W. Colonial Dr.; west on Colonial Dr. to John Young Pwy; north on John Young Pwy. to Silver Star Rd.; east on Silver Star Rd. to US 441; north US 441 to Lake Breeze Dr.; west on Lake Breeze Dr. to S. Lake Orlando Pwy.; south on Lake Orlando Pwy. (roundabout) to Long Rd.; north on Long Rd. to ending at Clarcona-Ocoee Rd. *Including only areas within the city limits.



Activity Progress Narrative:

One home was sold this quarter to a qualified buyer. All homes have completed rehabilitation.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	17/20

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	34/20

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	1	1	11/0	21/15	32/20	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
608 W Washington St	Orlando		Florida	32801	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: JDE 1385008

Activity Title: Resale & Disposition

Activity Category:

Disposition

Activity Status:

Under Way

Project Number:

1

Project Title:

Acquisition, Rehab for Sale

Projected Start Date:

03/31/2009

Projected End Date:

09/30/2013

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Orlando Housing and Community Development

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2015

N/A

To Date

\$545,814.06

Total Budget

\$0.00

\$545,814.06

Total Obligated

\$0.00

\$545,014.91

Total Funds Drawdown

\$0.00

\$545,014.91

Program Funds Drawdown

\$0.00

\$239,559.59

Program Income Drawdown

\$0.00

\$305,455.32

Program Income Received

\$0.00

\$187,481.01

Total Funds Expended

\$0.00

\$240,309.59

City of Orlando Housing and Community Development

\$0.00

\$240,309.59

Match Contributed

\$0.00

\$0.00

Activity Description:

Once a household has determined the price that they can afford to pay for a home, disposition cost assistance will be provided to the buyer in the form of a deferred loan in an amount up to 40 percent of the purchase price to cover: no more than 50% of the downpayment costs, closing costs, pre-pays and reserves, and principal reduction to make the homes affordable. The amount of mortgage assistance will be based on the need of the household. The buyer must be able to afford a monthly mortgage payment between 30 percent and 38 percent of their income. The assistance will be provided as a zero percent (0%) forgivable loan which will be secured by a mortgage. The owner of the home must occupy the unit as their principal residence for the affordability period. No payments on the deferred loan will be required during this period. After the affordability period, if the occupancy requirements are satisfied, then buyer will not need to repay the loan. However, if the home is rented, leased, or sold during the affordability period, the disposition cost will not be forgiven and the entire loan must be paid back to the City. The assistance will be provided on a first come, first serve basis. Each household will be required to obtain a minimum of 8 hours of housing counseling with a HUD approved agency. Potential buyers must have a minimum credit score of 600.

The tenure of beneficiaries for this Activity is homeownership. Buyers must not hold title to another residential property at time of closing on an NSP home. The Housing and Community Development Department will be responsible for monitoring the occupancy requirements annually.

Location Description:

Target Area # 1: Beginning with the neighborhoods commencing on the corner of Colonial Dr. and Tucker Ave.; west on Colonial Dr. to Semoran Blvd.; south on Semoran Blvd. to Lake Underhill Rd.; west on Lake Underhill Rd. to



Conway Rd.; south on Conway Rd. to Curry Ford Rd.; west on Curry Ford Rd. to Fern Creek Ave.; south on Fern Creek Ave. to Michigan St.; east on Michigan St. to Conway Gardens Rd.; south on Conway Gardens Rd. to Lake Margaret Dr.; east on Lake Margaret Dr. to Conway Rd.; south on Conway Rd. to Gatlin Ave.; east on Gatlin Ave. to Dixie Bell Dr.; north on Dixie Bell Dr. to Pershing Ave.; east on Pershing Ave. to S. Goldenrod Rd.; north on S. Goldenrod Rd. to Lake Underhill Rd.; west on Lake Underhill Rd. to Dahlia Dr.; north on Dahlia Dr. to Tucker Ave.; north on Tucker Ave. to ending at Colonial Dr. *Including only areas within the city limits.

Target Area #2: Neighborhoods bordered commencing on the corner of W. Colonial Drive and I-4, west on W. Colonial Drive to Mission Rd.; south on Mission Road to Carter Street; west on Carter Street to Kirkman Road; south on Kirkman Rd. to L. B. McLeod Rd.; east on L. B. McLeod Rd. to I-4; north on I-4 to ending at W. Colonial Drive.*Including only areas within the city limits.

Target #3: The neighborhoods bordered commencing on the corner of Clarcona Ocoee Rd and US 441; west on Clarcona-Ocoee Rd. to Pine Hills Road; south on Pine Hills Rd. to W. Colonial Dr.; west on Colonial Dr. to John Young Pwy; north on John Young Pwy. to Silver Star Rd.; east on Silver Star Rd. to US 441; north US 441 to Lake Breeze Dr.; west on Lake Breeze Dr. to S. Lake Orlando Pwy.; south on Lake Orlando Pwy. (roundabout) to Long Rd.; north on Long Rd. to ending at Clarcona-Ocoee Rd.

*Including only areas within the city limits.

Activity Progress Narrative:

Activity was reported under the Rehab Resale activity.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	6/20

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: 2 / Acquisition, Rehab for Rent

Grantee Activity Number: JDE 1371008

Activity Title:**Acquisition for Rent****Activity Category:**

Acquisition - general

Activity Status:

Under Way

Project Number:

2

Project Title:

Acquisition, Rehab for Rent

Projected Start Date:

03/01/2009

Projected End Date:

09/30/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:**National Objective:**

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Orlando Housing and Community Development

Overall**Apr 1 thru Jun 30, 2015****To Date**

Total Projected Budget from All Sources	N/A	\$1,568,566.00
Total Budget	\$0.00	\$1,568,566.00
Total Obligated	\$0.00	\$1,464,348.78
Total Funds Drawdown	\$0.00	\$1,464,348.78
Program Funds Drawdown	\$0.00	\$1,189,230.97
Program Income Drawdown	\$0.00	\$275,117.81
Program Income Received	\$0.00	\$82,406.82
Total Funds Expended	\$0.00	\$1,477,213.61
City of Orlando Housing and Community Development	\$0.00	\$1,477,213.61
Match Contributed	\$0.00	\$0.00

Activity Description:

Purchase homes & residential properties that have been abandoned or foreclosed upon, in order to rent.

Location Description:

Target Area # 1: Beginning with the neighborhoods commencing on the corner of Colonial Dr. and Tucker Ave.; west on Colonial Dr. to Semoran Blvd.; south on Semoran Blvd. to Lake Underhill Rd.; west on Lake Underhill Rd. to Conway Rd.; south on Conway Rd. to Curry Ford Rd.; west on Curry Ford Rd. to Fern Creek Ave.; south on Fern Creek Ave. to Michigan St.; east on Michigan St. to Conway Gardens Rd.; south on Conway Gardens Rd. to Lake Margaret Dr.; east on Lake Margaret Dr. to Conway Rd.; south on Conway Rd. to Gatlin Ave.; east on Gatlin Ave. to Dixie Bell Dr.; north on Dixie Bell Dr. to Pershing Ave.; east on Pershing Ave. to S. Goldenrod Rd.; north on S. Goldenrod Rd. to Lake Underhill Rd.; west on Lake Underhill Rd. to Dahlia Dr.; north on Dahlia Dr. to Tucker Ave.; north on Tucker Ave. to ending at Colonial Dr. *Including only areas within the city limits. Target Area #2: Neighborhoods bordered commencing on the corner of W. Colonial Drive and I-4, west on W. Colonial Drive to Mission Rd.; south on Mission Road to Carter Street; west on Carter Street to Kirkman Road; south on Kirkman Rd. to L. B. McLeod Rd.; east on L. B. McLeod Rd. to I-4; north on I-4 to ending at W. Colonial Drive.*Including only areas within the city limits. Target #3: The neighborhoods bordered commencing on the corner of Clarcona Ocoee Rd and US 441; west on Clarcona-Ocoee Rd. to Pine Hills Road; south on Pine Hills Rd. to W. Colonial Dr.; west on Colonial Dr. to John Young Pwy; north on John Young Pwy. to Silver Star Rd.; east on Silver Star Rd. to US 441; north US 441 to Lake Breeze Dr.; west on Lake Breeze Dr. to S. Lake Orlando Pwy.; south on Lake Orlando Pwy. (roundabout) to Long Rd.; north on Long Rd. to ending at Clarcona-Ocoee Rd. *Including only areas within the city limits.



Activity Progress Narrative:

The City of Orlando HCD and their sub recipients had no new acquisition for rent during this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	18/11
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	0/0
Total acquisition compensation to	0	0/1462566

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/11	0/0	0/11	0
# of Persons	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:	JDE 1381008
Activity Title:	Rehab for Rent

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

03/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition, Rehab for Rent

Projected End Date:

09/30/2013

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

City of Orlando Housing and Community Development

Overall	Apr 1 thru Jun 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$1,346,002.46
Total Budget	\$0.00	\$1,346,002.46
Total Obligated	\$0.00	\$1,346,002.46
Total Funds Drawdown	\$0.00	\$1,247,661.70
Program Funds Drawdown	\$0.00	\$1,245,858.30
Program Income Drawdown	\$0.00	\$1,803.40
Program Income Received	\$59,658.45	\$71,513.45
Total Funds Expended	\$0.00	\$1,245,473.27
City of Orlando Housing and Community Development	\$0.00	\$1,245,473.27
Match Contributed	\$0.00	\$0.00

Activity Description:

Rehabilitate homes & residential properties that have been abandoned or foreclosed upon rent.

Location Description:

Target Area # 1: Beginning with the neighborhoods commencing on the corner of Colonial Dr. and Tucker Ave.; west on Colonial Dr. to Semoran Blvd.; south on Semoran Blvd. to Lake Underhill Rd.; west on Lake Underhill Rd. to Conway Rd.; south on Conway Rd. to Curry Ford Rd.; west on Curry Ford Rd. to Fern Creek Ave.; south on Fern Creek Ave. to Michigan St.; east on Michigan St. to Conway Gardens Rd.; south on Conway Gardens Rd. to Lake Margaret Dr.; east on Lake Margaret Dr. to Conway Rd.; south on Conway Rd. to Gatlin Ave.; east on Gatlin Ave. to Dixie Bell Dr.; north on Dixie Bell Dr. to Pershing Ave.; east on Pershing Ave. to S. Goldenrod Rd.; north on S. Goldenrod Rd. to Lake Underhill Rd.; west on Lake Underhill Rd. to Dahlia Dr.; north on Dahlia Dr. to Tucker Ave.; north on Tucker Ave. to ending at Colonial Dr. *Including only areas within the city limits. Target Area #2: Neighborhoods bordered commencing on the corner of W. Colonial Drive and I-4, west on W. Colonial Drive to Mission Rd.; south on Mission Road to Carter Street; west on Carter Street to Kirkman Road; south on Kirkman Rd. to L. B. McLeod Rd.; east on L. B. McLeod Rd. to I-4; north on I-4 to ending at W. Colonial Drive.*Including only areas within the city limits. Target #3: The neighborhoods bordered commencing on the corner of Clarcona Ocoee Rd and US 441; west on Clarcona-Ocoee Rd. to Pine Hills Road; south on Pine Hills Rd. to W. Colonial Dr.; west on Colonial Dr. to John Young Pwy; north on John Young Pwy. to Silver Star Rd.; east on Silver Star Rd. to US 441; north US 441 to Lake Breeze Dr.; west on Lake Breeze Dr. to S. Lake Orlando Pwy.; south on Lake Orlando Pwy. (roundabout) to Long Rd.; north on Long Rd. to ending at Clarcona-Ocoee Rd. *Including only areas within the city limits.



Activity Progress Narrative:

No rehabilitation schedule for this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	5/11
# ELI Households (0-30% AMI)	0	3/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	21/11

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	17/11	0/0	17/11	100.00
# Renter Households	0	0	0	17/11	0/0	17/11	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	

Project # / Title: 3 / Redevelopment of Demolished or Vacant Properties

Grantee Activity Number: JDE 1382008

Activity Title: Redevelopment

Activity Category:

Clearance and Demolition

Project Number:

3

Projected Start Date:

03/01/2009

Benefit Type:

Activity Status:

Planned

Project Title:

Redevelopment of Demolished or Vacant Properties

Projected End Date:

09/30/2013

Completed Activity Actual End Date:



Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Responsible Organization:

City or Orlando Housing and Community Development

Overall	Apr 1 thru Jun 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$283,921.00
Total Budget	\$0.00	\$283,921.00
Total Obligated	\$0.00	\$283,921.00
Total Funds Drawdown	\$0.00	\$283,921.00
Program Funds Drawdown	\$0.00	\$261,171.99
Program Income Drawdown	\$0.00	\$22,749.01
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$261,171.99
City or Orlando Housing and Community Development	\$0.00	\$261,171.99
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

Target Area # 1: Beginning with the neighborhoods commencing on the corner of Colonial Dr. and Tucker Ave.; west on Colonial Dr. to Semoran Blvd.; south on Semoran Blvd. to Lake Underhill Rd.; west on Lake Underhill Rd. to Conway Rd.; south on Conway Rd. to Curry Ford Rd.; west on Curry Ford Rd. to Fern Creek Ave.; south on Fern Creek Ave. to Michigan St.; east on Michigan St. to Conway Gardens Rd.; south on Conway Gardens Rd. to Lake Margaret Dr.; east on Lake Margaret Dr. to Conway Rd.; south on Conway Rd. to Gatlin Ave.; east on Gatlin Ave. to Dixie Bell Dr.; north on Dixie Bell Dr. to Pershing Ave.; east on Pershing Ave. to S. Goldenrod Rd.; north on S. Goldenrod Rd. to Lake Underhill Rd.; west on Lake Underhill Rd. to Dahlia Dr.; north on Dahlia Dr. to Tucker Ave.; north on Tucker Ave. to ending at Colonial Dr. *Including only areas within the city limits. Target Area #2: Neighborhoods bordered commencing on the corner of W. Colonial Drive and I-4, west on W. Colonial Drive to Mission Rd.; south on Mission Road to Carter Street; west on Carter Street to Kirkman Road; south on Kirkman Rd. to L. B. McLeod Rd.; east on L. B. McLeod Rd. to I-4; north on I-4 to ending at W. Colonial Drive.*Including only areas within the city limits. Target #3: The neighborhoods bordered commencing on the corner of Clarcona Ocoee Rd and US 441; west on Clarcona-Ocoee Rd. to Pine Hills Road; south on Pine Hills Rd. to W. Colonial Dr.; west on Colonial Dr. to John Young Pwy; north on John Young Pwy. to Silver Star Rd.; east on Silver Star Rd. to US 441; north US 441 to Lake Breeze Dr.; west on Lake Breeze Dr. to S. Lake Orlando Pwy.; south on Lake Orlando Pwy. (roundabout) to Long Rd.; north on Long Rd. to ending at Clarcona-Ocoee Rd. *Including only areas within the city limits.

Activity Progress Narrative:

Four new homes are expected to be constructed by the Real Estate Foundation and donated to qualified disable veterans or buyers that meet income guidelines and national objective. Ground breaking is scheduled for next quarter.

Accomplishments Performance Measures

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



Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Project # / Title: 4 / Planning and Administration

Grantee Activity Number: JDE 087

Activity Title: NSP Administration

Activity Category:

Administration

Project Number:

4

Projected Start Date:

09/29/2008

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Planning and Administration

Projected End Date:

09/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Orlando Housing and Community Development

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2015

N/A

To Date

\$843,026.00

Total Budget

\$0.00

\$843,026.00

Total Obligated

\$0.00

\$843,026.00

Total Funds Drawdown

\$396.73

\$673,422.73

Program Funds Drawdown

\$0.00

\$289,122.29

Program Income Drawdown

\$396.73

\$384,300.44

Program Income Received

\$6,628.71

\$35,925.48

Total Funds Expended

\$396.78

\$842,218.25



City or Orlando Housing and Community Development	\$396.78	\$842,218.25
Match Contributed	\$0.00	\$0.00

Activity Description:

The City of Orlando Housing and Community Development Department shall be responsible for administering the Neighborhood Stabilization Program (NSP), including developing the plan, coordinating public hearings, coordinating the application process, monitoring and implementing the plan, reporting on plan activities and all other activities associated with NSP. The City of Orlando proposes to spend ten (10) % of NSP funds from each fiscal year of the duration of the program on administrative costs. This expenditure will assist in paying for workshops and training, project feasibility studies, office supplies and expenses, advertising and marketing, and salaries associated with implementing the NSP plan. Consultants may be hired to conduct certain studies and to deliver services. The City intends to seek the services of not-for-profit as well as for profit organizations to undertake the acquisition, rehabilitation, resale or rent of eligible properties. The City will allow each entity to charge up to 10% of the acquisition and rehabilitation costs as development fees, and soft costs related to the acquisition, rehabilitation, and resale of the homes. These costs shall be considered program delivery costs and shall be charged to the individual homes assisted.

Location Description:

N/A

Activity Progress Narrative:

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