

# Jul 1, 2009 thru Sep 30, 2009 Performance Report

**Grant Number:**

B-08-UN-12-0008

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

Lake County, FL

**Award Date:****Grant Amount:**

\$3,136,967.00

**Contract End Date:****Grant Status:**

Active

**Reviewed By HUD:**

Original - In Progress

**Submitted By:**

No Submitter Found

**Disasters:****Declaration Number**

NSP

**Plan Description:**

As of October 31 the number of foreclosed properties in Lake County is in excess of 3,100. The majority of these foreclosed properties are located within the city limits of both Lake County's CDBG entitlement partner communities and non-partner small Cities through-out the County. Very few areas which could be considered the greatest need areas are actually in the County's non-incorporated land area. Therefore, Lake County has determined that our service area and the target areas have been selected based on areas of greatest need and not restricted by geographic local government boundaries. Those communities which are currently Lake County CDBG Entitlement partners include Astatula, Lady Lake, Montverde, and Tavares. For those communities which are not currently entitlement partners with Lake County, a Memorandum of Understanding (MOU) will be established to grant authority to operate the NSP within their jurisdictional boundaries. Specifically the service areas will include: the Eustis area (Zip Codes 32726 & 32736); the Clermont area (Zip Code 34711); the Leesburg area (Zip Codes 34748 & 34788) and the City of Lady Lake (Zip Code 32159).

**Recovery Needs:**

In Lake County we carefully selected our target areas and therefore where NSP funding will be distributed in accordance the Housing and Economic Recovery Act (HERA) need factors identifying the areas of greatest need by determining the greatest percentage of homes in foreclosure, areas with the highest percentage of homes financed by a subprime mortgage and areas where there is likely to face a significant rise in the rate of home foreclosures. Those areas specifically will include: the Eustis area (Zip Codes 32726 & 32736); the Clermont area (Zip Code 34711); the Leesburg area (Zip Codes 34748 & 34788) and the City of Lady Lake (Zip Code 32159). Our primary source of data was provided by HUD from their Foreclosure and Abandonment Risk Score Analysis published on HUD's website. Also, information was gathered from local provider groups including the Lake-Sumter, FL Habitat for Humanity; national data resources such as RealtyTrac.com and MortgageBankers.com; and information available from the Lake County Department of Community Services.

| Overall  | This Report Period | To Date   |
|--|--------------------|-----------|
| <b>Total Projected Budget from All Sources</b> | N/A                | 331,967   |
| <b>Total CDBG Program Funds Budgeted</b>       | N/A                | 331,967   |
| <b>Program Funds Drawdown</b>                  | 10,233.47          | 10,233.47 |
| <b>Obligated CDBG DR Funds</b>                 | 309,467            | 309,467   |

|                                |   |   |
|--------------------------------|---|---|
| <b>Expended CDBG DR Funds</b>  | 0 | 0 |
| <b>Match Contributed</b>       | 0 | 0 |
| <b>Program Income Received</b> | 0 | 0 |
| <b>Program Income Drawdown</b> | 0 | 0 |

**Progress Toward Required Numeric Targets**

| Requirement                               | Required   | To Date |
|---|------------|---------|
| <b>Minimum Overall Benefit Percentage</b> | 99.99      | 0       |
| <b>Minimum Non-Federal Match</b>          | 0          | 0       |
| <b>Limit on Public Services</b>           | 470,545.05 | 0       |
| <b>Limit on Admin/Planning</b>            | 313,696.7  | 0       |
| <b>Limit on State Admin</b>               | 0          | 0       |

**Progress Toward Activity Type Targets**

| Activity Type | Target | Actual |
|---------------|--------|--------|
|---------------|--------|--------|

**Progress Toward National Objective Targets**

| National Objective | Target | Actual |
|--------------------|--------|--------|
|--------------------|--------|--------|

**Overall Progress Narrative:**

Lake County has used the July to September time period to get the groundwork for its NSP program in place. We have been conferring with our Procurement, Budget, and Finance Departments to get our internal procedures with those departments in place. We also had two meetings, August 6 and September 1, with our Community Based Organizations (CBO's) to go over the HUD and County NSP guidelines and give the CBO's various forms that will be used during the process. Although no foreclosed were purchased during this timeframe, each of the CBO's have identified several potential properties and four closings have actually been scheduled for October so far.

**Project Summary**

| Project#, Project Title         | This Report Period     |                        | To Date                |                        |
|---------------------------------|------------------------|------------------------|------------------------|------------------------|
|                                 | Project Funds Budgeted | Program Funds Drawdown | Project Funds Budgeted | Program Funds Drawdown |
| <b>1, Administration</b>        | 0                      | 10,233.47              | 309,467                | 10,233.47              |
| <b>2, Purchase and Rehab</b>    | 0                      | 0                      | 2,805,000              | 0                      |
| <b>3, Demolition</b>            | 0                      | 0                      | 22,500                 | 0                      |
| <b>9999, Restricted Balance</b> | 0                      | 0                      | 0                      | 0                      |

**Project/Activity Index:**

| Project # | Project Title  | Grantee Activity # | Activity Title               |
|-----------|----------------|--------------------|------------------------------|
| 1         | Administration | 01-01              | County Admin-2082350         |
|           |                | 01-02              | Management Consultant-830340 |

|   |            |       |                           |
|---|------------|-------|---------------------------|
|   |            | 01-03 | PlanningConsultant-830340 |
| 3 | Demolition | 03-01 | Demillation               |

## Activities

**Grantee Activity Number:**

01-01

**Activity Title:**

County Admin-2082350

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

1

**Project Title:**

Administration

**Projected Start Date:**

04/15/2009

**Projected End Date:**

07/31/2013

**National Objective:**

N/A

**Responsible Organization:**

Lake County Board of County Commissioners

|  | Jul 1 thru Sep 30,<br>2009 | To Date  |
|--|----------------------------|----------|
| <b>Total Projected Budget from All Sources</b> | N/A                        | 119,467  |
| <b>Total CDBG Program Funds Budgeted</b>       | N/A                        | 119,467  |
| <b>Program Funds Drawdown</b>                  | 3,053.47                   | 3,053.47 |
| <b>Obligated CDBG DR Funds</b>                 | 119,467                    | 119,467  |
| <b>Expended CDBG DR Funds</b>                  | 0                          | 0        |
| <b>Match Contributed</b>                       | 0                          | 0        |
| <b>Program Income Received</b>                 | 0                          | 0        |
| <b>Program Income Drawdown</b>                 | 0                          | 0        |

### Performance Measures

|                               | This Report Period |     |       | Cumulative Actual Total /<br>Expected |     |       |
|-------------------------------|--------------------|-----|-------|---------------------------------------|-----|-------|
|                               | Low                | Mod | Total | Low                                   | Mod | Total |
| No Performance Measures Found |                    |     |       |                                       |     |       |

### Activity Description:

NSP Program Administration funds will be utilized to pay reasonable and necessary expenses of implementing Activities # 1 and #2 as described in the NSP plan including County staff salaries and overhead and the engagement of a consulting firm to provide assistance.

**Location Description:**

The administration of the NSP funding will take place mainly at the office in Tavares, Florida. however, it will also cover the areas of greatest need that have been identified as the cities of Eustis, Leesburg, Clermont, and Lady Lake.

**Activity Progress Narrative:**

Administrative funds have been used to contract with a consultant to assist in the creation, writing, and submission of the Neighborhood Stabilization Plan to the Department of Housing and urban Development. Administrative funds have also been used to contract with consultant to assist in administering the program. Administrative funds have also been used to pay for staff time spent on administering the program.

**Activity Location:**

|                |             |              |            |
|----------------|-------------|--------------|------------|
| <b>Address</b> | <b>City</b> | <b>State</b> | <b>Zip</b> |
|----------------|-------------|--------------|------------|

No Activity Locations Found

**Other Funding Sources Budgeted - Detail**

|                      |               |
|----------------------|---------------|
| <b>Match Sources</b> | <b>Amount</b> |
|----------------------|---------------|

No Other Match Funding Sources Found

|                              |               |
|------------------------------|---------------|
| <b>Other Funding Sources</b> | <b>Amount</b> |
|------------------------------|---------------|

No Other Funding Sources Found

**Grantee Activity Number:**

01-02

**Activity Title:**

ManagementConsultant-830340

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

1

**Project Title:**

Administration

**Projected Start Date:**

05/01/2009

**Projected End Date:**

07/31/2013

**National Objective:**

N/A

**Responsible Organization:**

Guardian/Langton Associates

|  | Jul 1 thru Sep 30,<br>2009 | To Date |
|--|----------------------------|---------|
| <b>Total Projected Budget from All Sources</b> | N/A                        | 180,000 |
| <b>Total CDBG Program Funds Budgeted</b>       | N/A                        | 180,000 |

|                                |         |         |
|--------------------------------|---------|---------|
| <b>Program Funds Drawdown</b>  | 7,180   | 7,180   |
| <b>Obligated CDBG DR Funds</b> | 180,000 | 180,000 |
| <b>Expended CDBG DR Funds</b>  | 0       | 0       |
| <b>Match Contributed</b>       | 0       | 0       |
| <b>Program Income Received</b> | 0       | 0       |
| <b>Program Income Drawdown</b> | 0       | 0       |

**Performance Measures**

|  | This Report Period            |     |       | Cumulative Actual Total / Expected |     |       |
|--|-------------------------------|-----|-------|------------------------------------|-----|-------|
|  | Low                           | Mod | Total | Low                                | Mod | Total |
|  | No Performance Measures Found |     |       |                                    |     |       |

**Activity Description:**

NSP Program Administration funds will be utilized to pay reasonable and necessary expenses of implementing Activities # 1 and #2 as described in the NSP plan including County staff salaries and overhead and the engagement of a consulting firm to provide assistance.

**Location Description:**

The Guardian/Langton offices are located in Mascotte and Jacksonville, Florida. Their administrative duties will take place mainly at those offices and the Lake County Community Services Office in Tavares, Florida. However, it will also cover the areas of greatest need that have been identified as the cities of Eustis, Leesburg, Clermont, and Lady Lake.

**Activity Progress Narrative:**

Administrative funding for consultant, Guardian/Langton (GL) to conduct contractual responsibilities for administering NSP program. They have also led two meetings with the Community Based Organizations (CBO's) that are executing the program. During those two meetings, GL presented the HUD guidelines for the program and also the guidelines and forms that GL created for the CBO's to use in their execution of the program.

**Activity Location:**

| Address                     | City | State | Zip |
|-----------------------------|------|-------|-----|
| No Activity Locations Found |      |       |     |

**Other Funding Sources Budgeted - Detail**

| Match Sources                        | Amount |
|--------------------------------------|--------|
| No Other Match Funding Sources Found |        |

**Other Funding Sources** **Amount**

No Other Funding Sources Found

**Grantee Activity Number:**  
01-03

**Activity Title:**  
Planning Consultant-830340

**Activity Category:**  
Administration

**Activity Status:**  
Completed

**Project Number:**  
1

**Project Title:**  
Administration

**Projected Start Date:**  
11/01/2008

**Projected End Date:**  
12/31/2008

**National Objective:**  
N/A

**Responsible Organization:**  
Guardian/Langton Associates

|  | Jul 1 thru Sep 30,<br>2009 | To Date |
|--|----------------------------|---------|
| <b>Total Projected Budget from All Sources</b> | N/A                        | 10,000  |
| <b>Total CDBG Program Funds Budgeted</b>       | N/A                        | 10,000  |
| <b>Program Funds Drawdown</b>                  | 0                          | 0       |
| <b>Obligated CDBG DR Funds</b>                 | 10,000                     | 10,000  |
| <b>Expended CDBG DR Funds</b>                  | 0                          | 0       |
| <b>Match Contributed</b>                       | 0                          | 0       |
| <b>Program Income Received</b>                 | 0                          | 0       |
| <b>Program Income Drawdown</b>                 | 0                          | 0       |

**Performance Measures**

|                               | This Report Period |     |       | Cumulative Actual Total /<br>Expected |     |       |
|-------------------------------|--------------------|-----|-------|---------------------------------------|-----|-------|
|                               | Low                | Mod | Total | Low                                   | Mod | Total |
| No Performance Measures Found |                    |     |       |                                       |     |       |

**Activity Description:**

The writing and submission of Lake County's Neighborhood Stabilization Program plan.

**Location Description:**

The Guardian/Langton offices are located in Mascotte and Jacksonville, Florida. The writing of the Neighborhood Stabilization Program Plan will take place mainly at those offices and the Lake County Community Services Office in Tavares, Florida.

**Activity Progress Narrative:**

Consultant, Guardian/Langton, in consultation with County staff, wrote the Lake County Neighborhood Stabilization Program plan and submitted it to HUD before the deadline.

**Activity Location:**

|         |      |       |     |
|---------|------|-------|-----|
| Address | City | State | Zip |
|---------|------|-------|-----|

No Activity Locations Found

**Other Funding Sources Budgeted - Detail**

|               |        |
|---------------|--------|
| Match Sources | Amount |
|---------------|--------|

No Other Match Funding Sources Found

|                       |        |
|-----------------------|--------|
| Other Funding Sources | Amount |
|-----------------------|--------|

No Other Funding Sources Found

**Grantee Activity Number:**  
03-01

**Activity Title:**  
Demilition

**Activity Category:**  
Clearance and Demolition

**Activity Status:**  
Planned

**Project Number:**  
3

**Project Title:**  
Demolition

**Projected Start Date:**  
08/01/2009

**Projected End Date:**  
09/30/2010

**National Objective:**  
NSP Only - LMMI

**Responsible Organization:**  
Town of Lady Lake

|  | Jul 1 thru Sep 30,<br>2009 | To Date |
|--|----------------------------|---------|
| <b>Total Projected Budget from All Sources</b> | N/A                        | 22,500  |
| <b>Total CDBG Program Funds Budgeted</b>       | N/A                        | 22,500  |
| <b>Program Funds Drawdown</b>                  | 0                          | 0       |
| <b>Obligated CDBG DR Funds</b>                 | 0                          | 0       |
| <b>Expended CDBG DR Funds</b>                  | 0                          | 0       |
| <b>Match Contributed</b>                       | 0                          | 0       |
| <b>Program Income Received</b>                 | 0                          | 0       |
| <b>Program Income Drawdown</b>                 | 0                          | 0       |

**Performance Measures**

| This Report Period |     |       | Cumulative Actual Total /<br>Expected |     |       |
|--------------------|-----|-------|---------------------------------------|-----|-------|
| Low                | Mod | Total | Low                                   | Mod | Total |

# of housing units 0 0 0 0/0 0/0 0/15

**Activity Description:**

Demolish up to 15 mobile/manufactured homes that have been foreclosed on or abandoned.

**Location Description:**

Skyline Hills subdivision of Lady Lake

**Activity Progress Narrative:**

This activity is still under consideration by the Lady Lake Town Council.

**Activity Location:**

| Address | City | State | Zip |
|---------|------|-------|-----|
|---------|------|-------|-----|

No Activity Locations Found

**Other Funding Sources Budgeted - Detail**

| Match Sources | Amount |
|---------------|--------|
|---------------|--------|

No Other Match Funding Sources Found

| Other Funding Sources | Amount |
|-----------------------|--------|
|-----------------------|--------|

No Other Funding Sources Found