

**Grantee: Lakeland, FL**

**Grant: B-08-MN-12-0013**

**April 1, 2010 thru June 30, 2010 Performance Report**

**Grant Number:**

B-08-MN-12-0013

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

Lakeland, FL

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

\$2,005,781.00

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

Active

**Review by HUD:**

Reviewed and Approved

**QPR Contact:**

Annie Gibson

## Disasters:

### Declaration Number

NSP

## Plan Description:

During the prime years of the housing boom, the City of Lakeland and Polk County areas benefited from the successes of the market. But during the years following, our community has suffered from the severe housing market decline. The City of Lakeland developed the Neighborhood Stabilization Program pursuant to the Housing and Economic Recovery Act of 2008 (HERA) to concentrate in target areas of: 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 the NSP established criteria and research completed using private and U.S. Department of Housing and Urban Development (HUD) provided resources, City of Lakeland has identified the following neighborhoods as areas of greatest need: North Lake Wire, Paul A. Diggs, Parker Street, Webster Park North and South, Gladys Leggett, Jewel Avenue and secondary neighborhoods of Robson Street, Crystal Lake and Shore Acres. These neighborhoods have foreclosure rates of 13.7% to 15.5%. The City of Lakeland will direct its efforts to this area with the NSP funds. However, after resources have been exhausted within the area of greatest need, the City of Lakeland will focus its resources on three (3) other neighborhoods. Utilizing HUD provided data regarding foreclosures, staff identified those census tract block groups which exceed or are projected to exceed the city-wide foreclosure rate of 7.9 percent. The City analyzed the data and established a minimum high cost loan rate of 35% in determining areas of greatest need. Areas identified had abandonment risk scores between three and 10 and predicted 18 month underlying foreclosure rates of 7.9 percent or higher. NSP CDBG activities will meet the low, moderate and middle income national objective of the assisted activity: Provides or improves permanent residential structures that will be occupied by a household whose income is at or below 120% of area median income (abbreviated as LMMI). NSP eligible use Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties; demolish blighted structures; land bank; redevelop demolished or vacated properties and planning and administration. CDBG Eligible Activities are found under: 24 CFR 570.201-(a) Acquisition;(b)Disposition;(i) Relocation;(n) Direct Homeownership Assistance 24 CFR 570.202(a) - Eligible rehabilitation and preservation activities for homes and other residential properties 24 CFR 570.206 - Activity delivery costs for an eligible activity 24 CFR 570.201(d)-Clearance and Demolition and 24 CFR 570.206 (a)-Planning and Administration. The City will solicit one or more Requests for Qualifications for organizations/partners to participate in the program. The City will require many partners such as, but not limited to, housing non-profits/for-profits, lenders, title companies, asset/property managers, appraisers, real estate companies, contractors (including demolition contractors), and inspection firms. The City may provide other incentives for Housing Partners to assist special needs populations, which may include the homeless, disabled, victims of domestic violence, and others, and will provide incentives for improving energy efficiency, conservation, or providing renewable energy source(s). These types of features will provide for long-term affordability and increased sustainability and attractiveness of housing and neighborhoods. Projects are anticipated to be in place from (September 28, 2008 for Admin) February, 2009 thru July 30, 2013. The City of Lakeland Neighborhood Services Division will administer the program. The contact person is R. Brian Rewis, Neighborhood Services Manager, 1104 Martin L. King, Jr. Avenue, Lakeland, Florida 33805.

## Recovery Needs:

Based on the City's analysis, the neighborhoods identified as areas of greatest need meet the three requirements of HERA for the use of NSP funds. NSP funds will be used to perform the activities identified in this substantial amendment. The purpose of the distribution to the impacted areas is to stabilize the areas and provide opportunities for low to middle income households to acquire properties.

Activity 1) Acquisition and Resale of Foreclosed Properties-

Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties. The City will provide funding for approved partners to acquire the properties and the properties will be held in a non profit agency's name (to be determined) during the rehab process until sold.

Activity 2) Rehabilitation and Resale of Foreclosed Homes - The City of Lakelands NSP program will be used to rehabilitate both single-family and multi-family residential properties. The local staff will be performing these duties. Costs of rehabilitation can include labor, materials, supplies, permits, lead-based paint assessment, abatement and clearance, barrier removal, energy efficient measures, asbestos assessment and abatement, and program delivery.

Activity 3) Demolition of Acquired Foreclosed Homes and/or Blighted Structures - Housing units acquired through the City's program that are not economically feasible to be rehabilitated, and/or pose a health/safety threat, may be demolished.

Activity 4) Land Banking of Foreclosed Properties -

Establish land banks for homes that have been foreclosed upon.

Land banking and subsequent redevelopment of the demolished or vacant property will be for households at or below 120% AMI. Accounts will be set up for lot maintenance for a maximum of 10 years.

Activity 5) Redevelop Demolished or Vacant Properties-

Redevelopment of the demolished or vacant property will be for households at or below 120% AMI. Once constructed, these homes will be made available to income eligible households. The City will acquire the services of local housing partners(to be determined) to carry out this function.

Activity 6) Planning and Administration -

NSP funds will be used to pay reasonable program administration costs related to the planning and execution of the activities listed above. This includes costs related to staffing for overall program management, coordination, monitoring, reporting and direct and indirect costs. All Planning and Administration activities are done by the City's staff.

The City will use the minimum affordability standards that fall under the federal HOME Investment Partnership Program.

Any NSP assisted homebuyer must receive at least eight (8) hours of homebuyer counseling from a HUD approved housing counseling agency prior to obtaining a mortgage loan. And lenders of any first mortgage loan provided to an income eligible household must comply with Treasury's guidance for non-traditional mortgages. Compliance must be documented. All loans must be at a fixed rate not to exceed a term of forty (40) years.

Budget: At least 25% of the City's allocation must benefit housing individuals and/or families of 50% and below of AMI. That amount stated in the NSP plan is \$560,000.

Acquisition -	\$780,000	12 units
Rehabilitation -	\$405,600	8 units
Demolition -	\$40,000	8 units
Land Bank -	\$80,000	4 units
Redevelopment -	\$500,000	6 units
Planning/Admin -	\$200,181	

### Overall

Total Projected Budget from All Sources

Total CDBG Program Funds Budgeted

### This Report Period

N/A

N/A

### To Date

\$2,005,781.00

\$2,005,781.00

Program Funds Drawdown	\$768,159.71	\$1,271,570.12
Obligated CDBG DR Funds	\$802,075.49	\$1,715,078.74
Expended CDBG DR Funds	\$0.00	\$955,104.15
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	28.571%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$300,867.15	\$0.00
Limit on Admin/Planning	\$200,578.10	\$41,343.78
Limit on State Admin	\$0.00	\$0.00

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$501,445.25	\$599,802.64

## Overall Progress Narrative:

The City's Neighborhood Services Staff continues to work diligently to meet HUD's deadline of September 3. As of 6/30/2010, the City has expended and/or committed \$1,571,440. This is approximately 78% of its allocation. The City also closed on its first home purchase activity at the end of June. Staff feels confident that the September deadline can be met. The City is also also is a grantee of CDBG, HOME and CDBG-R.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Acquisition/Resale SFR	\$385,875.60	\$784,883.53	\$784,883.53
2, Rehab/Resale SFR	\$83,497.19	\$479,194.49	\$126,754.65
3, Demo of blighted structures	\$5,979.40	\$30,000.00	\$13,874.40
4, Land Bank foreclosed Properties	\$0.00	\$0.00	\$0.00
5, Redevelop Demo/vacant Properties	\$274,203.26	\$511,521.98	\$296,351.63
6, Administrative Costs	\$18,604.26	\$200,181.00	\$49,705.91
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

## Activities

**Grantee Activity Number:** Activity 1 - 7001.5724

**Activity Title:** Planning and Administration

**Activity Category:**

Administration

**Project Number:**

6

**Projected Start Date:**

06/01/2009

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Administrative Costs

**Projected End Date:**

07/30/2013

**Responsible Organization:**

City of Lakeland

### Overall

### Apr 1 thru Jun 30, 2010

### To Date

<b>Total Projected Budget from All Sources</b>	N/A	\$200,181.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$200,181.00
<b>Program Funds Drawdown</b>	\$18,604.26	\$49,705.91
<b>Obligated CDBG DR Funds</b>	\$169,079.35	\$200,181.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$41,343.78
City of Lakeland	\$0.00	\$41,343.78
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

### Activity Description:

NSP funds will be used to pay reasonable program administration costs related to the planning and execution of the activities listed above. This includes costs related to staffing for overall program management, coordination, monitoring, reporting and direct and indirect costs.

### Location Description:

Based on the NSP established criteria and research completed using private and U.S. Department of Housing and Urban Development (HUD) provided resources, City of Lakeland has identified the following neighborhoods as areas of greatest need: North Lake Wire, Paul A. Diggs, Parker Street, Webster Park North and South, Gladys Leggett, Jewel Avenue, and secondary neighborhoods of Robson Street, Crystal Lake and Shore Acres.

### Activity Progress Narrative:

City Staff continues to work with NSP housing units acquired. Two staff members attended URA training in Atlanta on May 18 & 19. The City acquired a nine unit multi-family complex with two tenants. Staff has successfully relocated both.

### Performance Measures

**No 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

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**Grantee Activity Number:** Activity 1 - 7816.5724

**Activity Title:** Land Banking of foreclosed properties

**Activity Category:**

Land Banking - Acquisition (NSP Only)

**Activity Status:**

Under Way

**Project Number:**

4

**Project Title:**

Land Bank foreclosed Properties

**Projected Start Date:**

06/01/2009

**Projected End Date:**

07/30/2013

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Lakeland

**Overall**

**Apr 1 thru Jun 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
City of Lakeland	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Land banking and subsequent redevelopment of the demolished or vacant property will be for households at or below 120% AMI. Accounts will be set up for lot maintenance for a maximum of 10 years.  
03/01/2010- The Land Banking strategy was deleted from the NSP Action Plan per the approval of the City Commission.

**Location Description:**

Based on the NSP established criteria and research completed using private and U.S. Department of Housing and Urban Development (HUD) provided resources, City of Lakeland has identified the following neighborhoods as areas of greatest need: North Lake Wire, Paul A. Diggs, Parker Street, Webster Park South and North, Gladys Leggett, Jewel Avenue, and secondary neighborhoods of Robson Street, Crystal Lake and Shore Acres.

**Activity Progress Narrative:**

This activity was deleted from the City's NSP plan effective March 1, 2010 with the approval of the City Commission.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/0
# of housing units	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

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<b>Grantee Activity Number:</b>	<b>Activity 1 - Redevelopment 50%</b>
<b>Activity Title:</b>	<b>Redevelop demolished/vacant properties</b>

### Activity Category:

Construction of new housing

### Activity Status:

Under Way

### Project Number:

5

### Project Title:

Redevelop Demo/vacant Properties

### Projected Start Date:

06/01/2009

### Projected End Date:

07/30/2013

### National Objective:

NSP Only - LMMI

### Responsible Organization:

City of Lakeland

## Overall

## Apr 1 thru Jun 30, 2010

## To Date

<b>Total Projected Budget from All Sources</b>	N/A	\$85,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$85,000.00
<b>Program Funds Drawdown</b>	\$42,378.19	\$42,378.19
<b>Obligated CDBG DR Funds</b>	\$71,358.87	\$71,358.87
<b>Expended CDBG DR Funds</b>	\$0.00	\$5,618.05
City of Lakeland	\$0.00	\$5,618.05
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

## Activity Description:

Redevelopment of the demolished or vacant property will be for households at or below 120% AMI. Once constructed, these homes will be made available to income eligible households.

## Location Description:

Based on the NSP established criteria and research completed using private and U.S. Department of Housing and Urban Development (HUD) provided resources, City of Lakeland has identified the following neighborhoods as areas of greatest need: North Lake Wire, Paul A. Diggs, Parker Street, Webster Park North and South, Gladys Leggett, Jewel Avenue and secondary neighborhoods of Robson Street, Crystal Lake and Shore Acres.

## Activity Progress Narrative:

The City plans to re-construct one single family unit at 1031 N. New York. The project has been awarded to a local general contractor.

## Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	1/1
# of Households benefitting	0	0	0	0/0	1/1	1/1



## 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

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**Grantee Activity Number:** Activity 1- Acquisition 50%

**Activity Title:** Acquisition

**Activity Category:**

Acquisition - general

**Activity Status:**

Under Way

**Project Number:**

1

**Project Title:**

Acquisition/Resale SFR

**Projected Start Date:**

06/01/2009

**Projected End Date:**

07/30/2013

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Lakeland

**Overall**

**Apr 1 thru Jun 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$653,477.27
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$653,477.27
<b>Program Funds Drawdown</b>	\$385,784.04	\$653,477.27
<b>Obligated CDBG DR Funds</b>	\$205,680.81	\$653,477.27
<b>Expended CDBG DR Funds</b>	\$0.00	\$447,796.46
City of Lakeland	\$0.00	\$447,796.46
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

The City of Lakeland Neighborhood Services Division will work with lenders and/or realtors to acquire homes that have been foreclosed, vacant for at least 90 days and are on the lender's or investor's current inventory. Once foreclosed properties have been identified in the target areas, the City will negotiate with the lender(s) to obtain the maximum reasonable discount for use in the program.

**Location Description:**

Based on the NSP established criteria and research completed using private and U.S. Department of Housing and Urban Development (HUD) provided resources, City of Lakeland has identified the following neighborhoods as areas of greatest need: North Lake Wire, Paul A. Diggs, Webster Park South and North, Gladys Leggett, Jewett Avenue and secondary neighborhoods of Robson Street, Crystal Lake and Shore Acres.

**Activity Progress Narrative:**

The City has acquired 14 foreclosed properties under this activity. Six of the properties are in various stages of the rehabilitation process. Five properties will be re-construction of single family homes.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	11/8
# of housing units	0	0	0	0/0	0/0	11/8
# of buildings (non-residential)	0	0	0	0/0	0/0	0/0
# of Households benefitting	0	0	0	3/4	8/4	11/8
# of Parcels acquired by	0	0	0	0/0	0/0	0/0
# of Parcels acquired by admin	0	0	0	0/0	0/0	0/0
# of Parcels acquired voluntarily	0	0	0	0/0	0/0	11/8

## 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

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<b>Grantee Activity Number:</b>	<b>Activity 1- Demo- 25% Set-Aside</b>
<b>Activity Title:</b>	<b>Demo of Foreclosed/Blighted Structures</b>

**Activity Category:**

Clearance and Demolition

**Activity Status:**

Under Way

**Project Number:**

3

**Project Title:**

Demo of blighted structures

**Projected Start Date:**

06/01/2009

**Projected End Date:**

07/30/2013

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

City of Lakeland

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$13,874.40
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$13,874.40
<b>Program Funds Drawdown</b>	\$5,979.40	\$13,874.40
<b>Obligated CDBG DR Funds</b>	\$5,979.40	\$13,874.40
<b>Expended CDBG DR Funds</b>	\$0.00	\$7,895.00
City of Lakeland	\$0.00	\$7,895.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Housing units acquired through the City's program that are not economically feasible to be rehabilitated, and/or pose a health/safety threat, may be demolished. Demolished homes may be placed in the affordable housing land inventory to be subsequently provided to an affordable housing partner. Another option is that the Neighborhood Services Division may acquire the property, demolish and construct a new home on the property. The City will provide the funds in the form of a grant for the demolition.

03/01/2010- The Land banking strategy was deleted from the NSP Action Plan. The City has elected to utilize this strategy with the 25% set aside to reconstruction homes on lot where houses were demolished.

**Location Description:**

Based on the NSP established criteria and research completed using private and U.S. Department of Housing and Urban Development (HUD) provided resources, City of Lakeland has identified the following neighborhoods as areas of greatest need: North Lake Wire, Paul A. Diggs, Parker Street, Webster Park South and North, Gladys Leggett, Jewel Avenue and secondary neighborhoods of Robson Street, Crystal Lake and Shore Acres.

**Activity Progress Narrative:**

To date, the City has demolished or scheduled to demolished 10 units including the 9 unit multi-family complex. Single family homes will be reconstructed on the lots except the 9 unit complex. All units demolished met the local blighted definition.

**Performance Measures**

	<b>This Report Period</b>			<b>Cumulative Actual Total / Expected</b>		
	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total</b>
<b># of Properties</b>	0	0	0	0/0	0/0	3/4
<b># of housing units</b>	0	0	0	0/0	0/0	3/4
<b># of buildings (non-residential)</b>	0	0	0	0/0	0/0	0/0
<b># of Public Facilities</b>	0	0	0	0/0	0/0	0/0

# of Businesses	0	0	0	0/0	0/0	0/0
# of Non-business Organizations	0	0	0	0/0	0/0	0/0
# of Households benefitting	0	0	0	0/0	0/0	3/4

## 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	

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<b>Grantee Activity Number:</b>	<b>Activity 1-Rehab Single Family</b>
<b>Activity Title:</b>	<b>Rehabilitate Residential Structures</b>

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

**Activity Status:**  
Under Way

**Project Number:**  
2

**Project Title:**  
Rehab/Resale SFR

**Projected Start Date:**  
06/01/2009

**Projected End Date:**  
07/30/2013

**National Objective:**  
NSP Only - LMMI

**Responsible Organization:**  
City of Lakeland

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$451,194.49
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$451,194.49
<b>Program Funds Drawdown</b>	\$79,187.48	\$99,675.89
<b>Obligated CDBG DR Funds</b>	\$157,442.78	\$210,621.85
<b>Expended CDBG DR Funds</b>	\$0.00	\$54,757.79
City of Lakeland	\$0.00	\$54,757.79
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

### Activity Description:

The City of Lakeland's NSP program will be used to rehabilitate both single-family and multi-family residential properties. Costs of rehabilitation can include labor, materials, supplies, permits, lead-based paint assessment, abatement and clearance, barrier removal, energy efficient measures, asbestos assessment and abatement, and program delivery. Rehabilitation projects involving one or more units in a multi-family unit building owned as a condominium will be limited to the particular unit(s) and will not involve rehabilitation of portions of the property held in common ownership.

### Location Description:

Based on the NSP established criteria and research completed using private and U.S. Department of Housing and Urban Development (HUD) provided resources, City of Lakeland has identified the following neighborhoods as areas of greatest need: North Lake Wire, Paul A. Diggs, Parker Street, Webster Park South and North, Gladys Leggett, Jewel Avenue and secondary neighborhoods of Robson Street, Crystal Lake and Shore Acres.

### Activity Progress Narrative:

The City has three single family units that local general contractors are rehabilitating. There are four additional units in the work write up stage with the rehab specialist and two units under re-construction. The local contractors' bids are coming in at a lower cost than estimated. The funds allocated to this project are 50% expended.

### Performance Measures

	<b>This Report Period</b>			<b>Cumulative Actual Total / Expected</b>		
	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total</b>
<b># of Properties</b>	0	0	0	0/0	0/0	10/8
<b># of housing units</b>	0	0	0	0/0	0/0	10/8
<b># of Households benefitting</b>	0	0	0	0/4	10/4	10/8

### 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:** Activity 2 - 7816.5724

**Activity Title:** Land Banking - 25% Set Aside

**Activity Category:**

Land Banking - Acquisition (NSP Only)

**Activity Status:**

Under Way

**Project Number:**

4

**Project Title:**

Land Bank foreclosed Properties

**Projected Start Date:**

06/01/2009

**Projected End Date:**

07/30/2013

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

City of Lakeland

**Overall**

**Apr 1 thru Jun 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
City of Lakeland	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Land banking and subsequent redevelopment of the demolished or vacant property will be for households at or below 120% AMI. Accounts will be set up for lot maintenance for a maximum of 10 years.  
03/01/2010- The land banking strategy was deleted from the City's NSP Action Plan per the approval of the City Commission.

**Location Description:**

Based on the NSP established criteria and research completed using private and U.S. Department of Housing and Urban Development (HUD) provided resources, City of Lakeland has identified the following neighborhoods as areas of greatest need: North Lake Wire, Paul A. Diggs, Parker Street, Webster Park South and North, Gladys Leggett and Jewel Avenue and secondary neighborhoods of Robson Street, Crystal Lake and Shore Acres.

**Activity Progress Narrative:**

This activity was deleted from the City's NSP plan effective March 1, 2010 by the approval fo the City Commission.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/0
# of housing units	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: Activity 2 - Redevelopment 25% Set Aside****Activity Title: Redevelop Demolished/vacant properties****Activity Category:**

Construction of new housing

**Activity Status:**

Under Way

**Project Number:**

5

**Project Title:**

Redevelop Demo/vacant Properties

**Projected Start Date:**

06/01/2009

**Projected End Date:**

07/30/2013

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

City of Lakeland

**Overall****Apr 1 thru Jun 30, 2010****To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$426,521.98
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$426,521.98
<b>Program Funds Drawdown</b>	\$231,825.07	\$253,973.44
<b>Obligated CDBG DR Funds</b>	\$116,902.47	\$407,080.33
<b>Expended CDBG DR Funds</b>	\$0.00	\$290,177.86
City of Lakeland	\$0.00	\$290,177.86
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Redevelopment of the demolished or vacant property will be for households at or below 120% AMI. Once constructed, these homes will be made available to income eligible households.

**Location Description:**

Based on the NSP established criteria and research completed using private and U.S. Department of Housing and Urban Development (HUD) provided resources, City of Lakeland has identified the following neighborhoods as areas of greatest need: North Lake Wire, Paul A. Diggs, Parker Street, Webster Park North and South, Gladys Leggett, Jewel Avenue and secondary neighborhoods of Robson Street, Crystal Lake and Shore Acres.

**Activity Progress Narrative:**

The City is re-constructing six single family units under this activity. Two homes are 95% completed with others at various stages of construction.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	8/5
# of Households benefitting	0	0	0	9/0	0/0	9/5

## 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

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**Grantee Activity Number: Activity 2-Acquis 25% Set Aside**

**Activity Title: Acquisiton -25% Set Aside**

**Activity Category:**

Acquisition - general

**Activity Status:**

Under Way

**Project Number:**

1

**Project Title:**

Acquisition/Resale SFR

**Projected Start Date:**

06/01/2009

**Projected End Date:**

07/30/2013

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

City of Lakeland

**Overall**

**Apr 1 thru Jun 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$131,406.26
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$131,406.26
<b>Program Funds Drawdown</b>	\$91.56	\$131,406.26
<b>Obligated CDBG DR Funds</b>	\$48,553.05	\$131,406.26
<b>Expended CDBG DR Funds</b>	\$0.00	\$107,515.21
City of Lakeland	\$0.00	\$107,515.21
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

The City of Lakeland Neighborhood Services Division will work with lenders and/or realtors to acquire homes that have been foreclosed, vacant for at least 90 days and are on the lenders or investors current inventory. Once foreclosed properties have been identified in the target areas, the City will negotiate with the lenders(s) to obtain the maximum reasonable discount for use in the program.

**Location Description:**

Based on the NSP established criteria and research completed using private and U.S. Department of Housing and Urban Development (HUD) provided resources, City of Lakeland has identified the following neighborhoods as areas of greatest need: North Lake Wire, Paul A. Diggs, Parker Street, Webster Park South and North, Gladys Leggett, Jewel Avenue and secondary neighborhoods of Robson Street, Crystal Lake and Shore Acres.

**Activity Progress Narrative:**

The City acquired seven single family foreclosed units under this activity. The units are in various stages of re-construction of single famiy homes and one completed rehab project.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
<b># of Properties</b>	0	0	0	0/0	0/0	11/4
<b># of housing units</b>	0	0	0	0/0	0/0	11/4
<b># of buildings (non-residential)</b>	0	0	0	0/0	0/0	0/0
<b># of Households benefitting</b>	0	0	0	11/0	0/0	11/4
<b># of Parcels acquired by</b>	0	0	0	0/0	0/0	0/0
<b># of Parcels acquired by admin</b>	0	0	0	0/0	0/0	0/0
<b># of Parcels acquired voluntarily</b>	0	0	0	0/0	0/0	11/4

## 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

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**Grantee Activity Number:** Activity 2-Rehab-25% Set-Aside  
**Activity Title:** Rehabilitate Residential Structure

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

**Activity Status:**  
 Under Way

**Project Number:**  
 2

**Project Title:**  
 Rehab/Resale SFR

**Projected Start Date:**  
 06/01/2009

**Projected End Date:**  
 07/30/2013

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

**Responsible Organization:**  
 City of Lakeland

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$28,000.00
Total CDBG Program Funds Budgeted	N/A	\$28,000.00
Program Funds Drawdown	\$4,309.71	\$27,078.76
Obligated CDBG DR Funds	\$27,078.76	\$27,078.76
Expended CDBG DR Funds	\$0.00	\$0.00
City of Lakeland	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

**Activity Description:**

The City of Lakeland’s NSP program will be used to rehabilitate both single-family and multi-family residential properties. Costs of rehabilitation can include labor, materials, supplies, permits, lead-based paint assessment, abatement and clearance, barrier removal, energy efficient measures, asbestos assessment and abatement, and program delivery. Rehabilitation projects involving one or more units in a multi-family unit building owned as a condominium will be limited to the particular unit(s) and will not involve rehabilitation of portions of the property held in common ownership.

**Location Description:**

Based on the NSP established criteria and research completed using private and U.S. Department of Housing and Urban Development (HUD) provided resources, City of Lakeland has identified the following census tracts of greatest need: 102, 103, 108, 109, 110, 111, 112.01, 112.02, 113, 114, 115, 117.31, 117.32, 120.02, and 121.23.

**Activity Progress Narrative:**

The City acquired and rehabbed a single family residence. This unit was recently sold to a local Habitat for Humanity client, which qualified as a very low income household. The client attended eight hours of homebuyer education class.

**Performance Measures**

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

**Activity Locations**

Address	City	State	Zip
1714 Blossom Circle W.	Lakeland	NA	33805

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

#### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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