

**Grantee: Lakeland, FL**

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

**October 1, 2012 thru December 31, 2012 Performance Report**

---



**Grant Number:**

B-08-MN-12-0013

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

Lakeland, FL

**Contract End Date:**

03/10/2013

**Review by HUD:**

Reviewed and Approved

**Grant Amount:**

\$2,005,781.00

**Grant Status:**

Active

**QPR Contact:**

Annie Gibson

**Estimated PIRL Funds:**

\$512,565.00

**Total Budget:**

\$2,518,346.00

## Disasters:

### Declaration Number

No Disasters Found

## Narratives

### Areas of Greatest Need:

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 &ndash 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 p

### Areas of Greatest Need:

erm 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. Amendment dated 03/01/2010 Based on the NSP established criteria and research completed using private and U.S. Department of Housing and Urban Development (HUD) provided resources, the City of Lakeland has identified the following neighborhoods as areas of greatest need:

#### Areas of Greatest Need

##### Census Tract

102 103 108 109 110 111

112.01 112.02 113 114 115 117.31 117.32

120.02 121.23

12/8/2010 The City under-estimated its expenditures for miscellaneous expenses for homes that was rehabilitated or reconstructed. Staff has amended its Action Plan budget to accommodate miscellaneous expenditures such as insurance, lawn care and etc. Staff adjusted the



budget by moving \$61,259.82 from Administrative funds to the following activities:

Redevelopment over 50%	\$7,120.00
Rehab single family over 50%	16,234.92
Demo over 50%	18,269.90
Redevelopment under 25%	19,635.00

11/2011 Staff was informed that the use of funds under the activity (Demo 25% setaside) was noncompliance; therefore was instructed to move the funds expended under this activity to Redevelopment25%setasid

**Areas of Greatest Need:**

e. The funds expended in Demo 25% setaside was part of the demo cost associated with the Redevelopment of homes under the activity of redevelopment 24% setaside. The activity of Demo 25% setaside has a -0- balance and the amount of \$13,874.40 was moved to Redevelopment 25% setaside. The above budget in the Action Plan has been adjusted to reflect the corrected totals.

05/2012 To date, Program income of \$481,283 has been allocated to the appropriate projects. The City's projected budget does not reflect those allocation. The City has expenditures that have not been drawn down from the DRGR system because of the lack of allocating the program income received to date. Staff has made the adjustments of allocating all of its program income received to its appropriate projects including administration.

Proposed Budget:

Acquisition	\$784,896.54		
Rehabilitation	\$653,490.28	Single Family 50%	\$29,611.42 Single Family 25% setaside
Demo	\$42,475.50		
Redevelopment	\$200,000	Single Family %50	\$550,000 Single Family 25% setaside
Land Banking	0		
Administration	\$248,000		

10/2012

The City added the strategy of Land Bank to its Action Plan. Due to the economy, Staff was unable to redevelop on foreclosed/vacant properties. On October 1, 2012, the City Commission approved the amendment to the Action Plan. A public notice was published in the Lakeland Ledger and posted on the City's website for public review from September 17- October 1, 2012 and no comments were received.

Revised Budget:

Administration	\$200,181	
Acquisition	680,000	
Land Banking	180,000	
Rehabilitation of Foreclosed Properties		405,600
Demolition	40,000	
Redevelopment of Foreclosed Properties		500,000

**Distribution and and Uses of Funds:**

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 Lakeland's 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.

**Distribution and and Uses of Funds:**

p>  
Amendment effective 03/01/2010 Revised Budget  
Activity  
50% and below of AMI



51 - 120%  
of AMI  
Total per Activity  
Planning and Administration

200,181  
Acquisition of  
Foreclosed Properties  
100,000  
680,000  
780,000  
Rehabilitation of  
Foreclosed Properties  
20,000  
  
465,600  
  
485,600  
Demolition of  
Acquired/Foreclosed Properties  
40,000  
-0-  
40,000  
Redevelopment of  
Demolished or Vacant properties  
400,000  
100,000  
500,000  
Total  
\$560,000  
\$1,245,600  
\$2,005,781

**Definitions and Descriptions:**

Blighted Structure is defined as any structure which is unsafe, unsanitary, unfit for human habitation, or not provided with adequate egress, or which constitutes a fire hazard, or is otherwise dangerous to human life.

The maximum Affordable Rents shall not exceed the Fair Market Rents (FMR) as published annually by the U.S. Department of Housing and Urban Development for the Lakeland, Florida Metropolitan Statistical Area (MSA). The current rents are listed below:

Efficiency  
1 Bedroom  
2 Bedroom  
3 Bedroom  
4 bedroom  
FMR  
\$ 586  
\$ 647  
\$ 745  
\$ 945  
\$ 1,109

Definition of "Middle Income Household" A household having an income equal to or less than 120% of AMI as 2.4 times the current Section 8 income limit for households below 50% of median income, adjusted for family size.

Definition of "Moderate Income Household" A household having an income equal to or less than 80% of AMI, but greater than 50% of AMI.

Definition of "Low Income Household" A household having an income equal to or less than 50% of AMI.

Definition of "Current Market Appraised Value" The value of a foreclosed upon home or residential property that is established through an appraisal made in conformity with the appraisal requirements of the URA at 49 CFR 24.103 and completed within 60 days prior to an offer made for the property by a grantee, subrecipient, developer, or individual homebuyer.

Definition of "Land Bank" A governmental or non-governmental nonprofit entity established, at least in part, to assemble, temporarily manage, and dispose of vacant land for the purpose of stabilizing neighborhoods and encouraging re-use or redevelopment of urban property. For the purposes of the NSP program, a land bank will operate in a specific, defined geographic area. It will purchase properties that have been abandoned or foreclosed upon and maintain, assemble, facilitate redevelopment of, market, and dispose of the land



banked properties. If the land bank is a governmental entity, it may also maintain abandoned or foreclosed property that it does not own, provided it charges the owner of the property the full cost of the service or places a lien on the property for the full cost of service.

**Low Income Targeting:**

It is anticipated that the funds set aside for households at or below 50% of AMI will be used for demolition and reconstruction. In that regard, it will be required that any partner selected to conduct demolition and reconstruction activities have a proven track record in this area.

The City of Lakeland may provide other incentives for housing partners to assist special needs populations, and who design creative mechanisms/programs to provide homeownership opportunities to low income households.

In the event that a single-family housing unit does not sell within a specified period to be identified in the subrecipient agreement, the City will require the unit be rented to an income eligible household.

**Acquisition and Relocation:**

As part of the acquisition process of foreclosed homes, if the cost of the rehabilitation of the unit is greater than fifty percent (50%) of the acquisition price, and/or the cost of acquisition and rehabilitation exceeds one hundred percent (100%) loan-to-value ratio, the City will evaluate the property to determine if demolition is appropriate. If demolition is economically feasible, the City will use NSP funds and/or other City affordable housing funds to construct a new unit.

The City has set a goal to fund the acquisition and demolition of approximately ten housing units for households at or below 80% of area median income.

It is anticipated that the acquisition process will begin in February 2009, followed by rehabilitation assistance if needed during the year. The project will be considered completed upon the transfer to an eligible homeowner. All activities are anticipated to be completed by and will continue through July 30, 2013.

Activity	
50% and below of AMI	
51% - 80% of AMI	
81% - 120% of AMI	
Total	
Acquisition of	
Foreclosed Properties	
4	
4	
4	
12	
Rehabilitation of	
Foreclosed Properties	
1	
5	
4	
10	
Demolition of	
Acquired/Foreclosed Properties	
4	
2	
2	
8	
Redevelopment of	
Demolished or Vacant properties	
5	
1	
0	
6	

The City will follow the Uniform Relocation Act requirements for any affected households where a housing unit is being demolished that has not been vacant for more than ninety (90) days.

**Public Comment:**

The Neighborhood Services Division advertised the notice of Substantial Amendment to the 2008 -2009 CDBG/HOME Action Plan in the local newspaper, outlining that the Substantial Amendment was available for public review from October 31 through November 14, 2008 on the City’s website at [www.lakelandgov.net](http://www.lakelandgov.net). Additionally, the Neighborhood Services Division made workshop presentations to the City Commission on October 31, 2008, the Citizen’s Advisory Committee on November 3, 2008, and the Affordable Housing Advisory Committee on November 13, 2008 (see attached agendas).

Members of the City Commission, CAC and AHAC expressed concerns regarding the Plan such as:



- Ø Short period of time to expend the funds;
- Ø Target areas may not be areas where homebuyers will prefer to purchase homes;
- Ø Possible challenge in selling rehabilitated homes because of the slow economy;
- Ø Target areas were too concentrated or not concentrated enough;
- Ø Expressed preference to reconstruct homes instead of rehabilitate to assist the local builders construction business during the economic slowdown; and
- Ø Use of local builders, realtors, and appraisers to assist with slow business market.

Staff did not receive any written comments from the public.

As outlined in the City’s Citizen Participation Plan, the Neighborhood Services Division advertised in the local newspaper for this second Substantial Amendment to the 2008/2009 Action Plan. This amendment was also available for public review from February 12 through February 26, 2010 on the City of Lakeland’s website.

For the second Substantial Amendment, Staff did not receive any written comments from the public.

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$2,471,104.49
<b>Total Budget</b>	\$141,057.98	\$2,471,104.49
<b>Total Obligated</b>	\$12,579.27	\$2,375,409.32
<b>Total Funds Drawdown</b>	\$22,065.62	\$2,282,753.42
<b>Program Funds Drawdown</b>	\$0.00	\$1,870,563.24
<b>Program Income Drawdown</b>	\$22,065.62	\$412,190.18
<b>Program Income Received</b>	\$29,856.96	\$512,565.15
<b>Total Funds Expended</b>	\$24,301.16	\$2,636,002.65
<b>Match Contributed</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Required</b>	<b>To Date</b>
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$300,867.15	\$0.00
<b>Limit on Admin/Planning</b>	\$200,578.10	\$173,928.71
<b>Limit on State Admin</b>	\$0.00	\$173,928.71

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

<b>National Objective</b>	<b>Target</b>	<b>Actual</b>
<b>NSP Only - LH - 25% Set-Aside</b>	\$501,445.25	\$711,017.68

## Overall Progress Narrative:

Neighborhood Services Division continues to maintain the seven (7) homes for sale. Of those homes, one is



scheduled to close before December 31. Staff advertise in the county wide real estate magazine and telephone calls are received on a daily basis. Most persons interested are unable to obtain the first mortgage. One home was sold during the month of November to a very low income household. The properties in the Land Bank activity are being mowed.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Acquisition/Resale SFR	\$0.00	\$626,703.22	\$626,690.21
2, Rehab/Resale SFR	\$0.00	\$594,955.27	\$356,548.47
3, Demo of blighted structures	\$0.00	\$24,446.00	\$6,771.00
4, Land Bank foreclosed Properties	\$0.00	\$237,000.00	\$227,348.28
5, Redevelop Demo/vacant Properties	\$0.00	\$750,000.00	\$575,263.11
6, Administrative Costs	\$0.00	\$238,000.00	\$77,942.17



## 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

**Benefit Type:**

( )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Administrative Costs

**Projected End Date:**

07/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Lakeland

Overall	Oct 1 thru Dec 31, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$238,000.00
<b>Total Budget</b>	\$0.00	\$238,000.00
<b>Total Obligated</b>	\$0.00	\$177,072.26
<b>Total Funds Drawdown</b>	\$13,596.97	\$173,928.71
<b>Program Funds Drawdown</b>	\$0.00	\$77,942.17
<b>Program Income Drawdown</b>	\$13,596.97	\$95,986.54
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$13,597.17	\$215,272.69
City of Lakeland	\$13,597.17	\$215,272.69
<b>Match Contributed</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.

12/8/2010

The City under-estimated its expenditures for miscellaneous expenses for homes that was rehabilitated or reconstructed. Staff has amended its Action Plan budget to accommodate miscellaneous expenditures such as insurance, lawn care and etc. Staff adjusted the budget by moving \$61,259.82 from Administrative funds to the following activities:

Redevelopment over 50%	\$7,120.00
Rehab single family over 50%	16,234.92
Demo over 50%	18,269.90
Redevelopment under 25%	19,635.00

### 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:

Neighborhood Services Division continues to maintain the seven (7) homes for sale. Of those homes, one is scheduled to close before December 31. Staff advertise in the county wide real estate magazine and telephone calls are received on a daily basis. Most persons interested are unable to obtain the first mortgage. One home was sold during the month of November to a very low income household. The properties in the Land Bank activity are being mowed.

### Accomplishments Performance Measures

**No Accomplishments Performance Measures found.**

### 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

---



<b>Grantee Activity Number:</b>	<b>Activity 1 - 7816.5724</b>
<b>Activity Title:</b>	<b>Land Banking of foreclosed properties</b>

**Activity Category:**

Land Banking - Acquisition (NSP Only)

**Project Number:**

4

**Projected Start Date:**

06/01/2009

**Benefit Type:**

Area ( )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Land Bank foreclosed Properties

**Projected End Date:**

07/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Lakeland

Overall	Oct 1 thru Dec 31, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$237,000.00
<b>Total Budget</b>	\$237,000.00	\$237,000.00
<b>Total Obligated</b>	\$237,000.00	\$237,000.00
<b>Total Funds Drawdown</b>	\$3,701.08	\$231,049.36
<b>Program Funds Drawdown</b>	\$0.00	\$227,348.28
<b>Program Income Drawdown</b>	\$3,701.08	\$3,701.08
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$3,701.08	\$3,701.08
City of Lakeland	\$3,701.08	\$3,701.08
<b>Match Contributed</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:**

The three lots in this activity are being maintained with mowing.

**Accomplishments Performance Measures**

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



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

### 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	

---



<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

**Project Number:**

5

**Projected Start Date:**

06/01/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Redevelop Demo/vacant Properties

**Projected End Date:**

07/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Lakeland

Overall	Oct 1 thru Dec 31, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$200,000.00
<b>Total Budget</b>	\$0.00	\$200,000.00
<b>Total Obligated</b>	\$2,927.55	\$195,039.35
<b>Total Funds Drawdown</b>	\$298.30	\$190,818.58
<b>Program Funds Drawdown</b>	\$0.00	\$174,380.49
<b>Program Income Drawdown</b>	\$298.30	\$16,438.09
<b>Program Income Received</b>	\$0.00	\$56,968.75
<b>Total Funds Expended</b>	\$2,533.64	\$176,229.08
City of Lakeland	\$2,533.64	\$176,229.08
<b>Match Contributed</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.

12/8/2010

Move funds from Administration to cover expenses such as insurance, lawn care and utilities.

**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:**

There are five (5) homes remaining in this activity for sale. Those homes are being maintained with lawn care, insurance and utilities.

One home was sold to very low income homebuyer.

**Accomplishments Performance Measures**

# of Housing Units	This Report Period	Cumulative Actual Total / Expected
	Total	Total
	0	2/2



# of Singlefamily Units

0

2/2

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/0	1/2	2/2	100.00
# Owner Households	0	0	0	1/0	1/2	2/2	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---



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

**Activity Title:** Acquisition

**Activity Category:**

Acquisition - general

**Project Number:**

1

**Projected Start Date:**

06/01/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Resale SFR

**Projected End Date:**

07/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Lakeland

**Overall**

	<b>Oct 1 thru Dec 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$495,296.96
<b>Total Budget</b>	(\$158,193.32)	\$495,296.96
<b>Total Obligated</b>	(\$158,193.32)	\$495,296.96
<b>Total Funds Drawdown</b>	\$0.00	\$495,296.96
<b>Program Funds Drawdown</b>	\$0.00	\$495,283.95
<b>Program Income Drawdown</b>	\$0.00	\$13.01
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$653,490.28
City of Lakeland	\$0.00	\$653,490.28
<b>Match Contributed</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 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, Webster Park South and North, Gladys Leggett, Jewett Avenue and secondary neighborhoods of Robson Street, Crystal Lake and Shore Acres.

**Activity Progress Narrative:**

No activity this quarter.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	11/14
<b># of buildings (non-residential)</b>	0	0/0
<b># of Parcels acquired by</b>	0	0/0



# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	11/0

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	0/14

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/9	0/5	0/14	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	



<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

**Benefit Type:**  
Direct ( HouseHold )

**Completed Activity Actual End Date:**

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

**Responsible Organization:**  
City of Lakeland

Overall	Oct 1 thru Dec 31, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total Budget</b>	\$0.00	\$0.00
<b>Total Obligated</b>	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$13,874.00
City of Lakeland	\$0.00	\$13,874.00
<b>Match Contributed</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:**

No activity.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	0	3/4





# of buildings (non-residential)	0	0/0
# of Public Facilities	0	0/0
# of Businesses	0	0/0
# of Non-business Organizations	0	0/0

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

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/4	0/0	0/4	0

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



<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

**Benefit Type:**  
Direct ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**  
NSP Only - LMMI

**Responsible Organization:**  
City of Lakeland

Overall	Oct 1 thru Dec 31, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$565,343.85
<b>Total Budget</b>	(\$37,125.46)	\$565,343.85
<b>Total Obligated</b>	(\$37,125.46)	\$539,159.89
<b>Total Funds Drawdown</b>	\$1,531.12	\$521,090.44
<b>Program Funds Drawdown</b>	\$0.00	\$329,947.79
<b>Program Income Drawdown</b>	\$1,531.12	\$191,142.65
<b>Program Income Received</b>	\$0.00	\$332,221.83
<b>Total Funds Expended</b>	\$1,531.12	\$558,215.90
City of Lakeland	\$1,531.12	\$558,215.90
<b>Match Contributed</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.

12/8/2010

Move funds from Admin to cover miscellaneous expenses such as insurance, lawn care and utilities.

**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:**

There are three homes remaining in this activity. One home was sold to a very low income household. The remaining two are being maintained with mowing, insurance and utilities.

**Accomplishments Performance Measures**

**This Report Period**  
**Total**

**Cumulative Actual Total / Expected**  
**Total**



# of Properties	0	15/8
#Energy Star Replacement Windows	0	2/8
#Additional Attic/Roof Insulation	0	2/8
#Efficient AC added/replaced	0	2/8
#Replaced hot water heaters	0	5/8
#Refrigerators replaced	0	3/8
#Clothes washers replaced	0	4/8
#Dishwashers replaced	0	2/8
#Low flow toilets	0	5/8
#Low flow showerheads	0	2/8

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	14/8
# of Singlefamily Units	0	14/8

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	4/4	1/4	5/8	100.00
# Owner Households	0	0	0	4/4	1/4	5/8	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	



<b>Grantee Activity Number:</b>	<b>Activity 2 - 7816.5724</b>
<b>Activity Title:</b>	<b>Land Banking - 25% Set Aside</b>

**Activity Category:**

Land Banking - Acquisition (NSP Only)

**Project Number:**

4

**Projected Start Date:**

06/01/2009

**Benefit Type:**

( )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Land Bank foreclosed Properties

**Projected End Date:**

07/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Lakeland

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total Budget</b>	\$0.00	\$0.00
<b>Total Obligated</b>	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
City of Lakeland	\$0.00	\$0.00
<b>Match Contributed</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:**

No activity.

**Accomplishments Performance Measures**

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



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

### Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

### Activity Locations

Address	City	County	State	Zip	Status / Accept
			Florida	-	Not Validated / N

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



<b>Grantee Activity Number:</b>	<b>Activity 2 - Demo</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:**  
02/01/2009

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

**Benefit Type:**  
Area ( )

**Completed Activity Actual End Date:**

**National Objective:**  
NSP Only - LMMI

**Responsible Organization:**  
City of Lakeland

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$24,446.00
<b>Total Budget</b>	(\$32,029.50)	\$24,446.00
<b>Total Obligated</b>	(\$32,029.50)	\$24,446.00
<b>Total Funds Drawdown</b>	\$0.00	\$22,591.00
<b>Program Funds Drawdown</b>	\$0.00	\$6,771.00
<b>Program Income Drawdown</b>	\$0.00	\$15,820.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$54,620.50
City of Lakeland	\$0.00	\$54,620.50
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

12/8/2010  
Move funds from Administration to cover local expenses unanticipated.

**Location Description:**

The funds are used to demolished two existing foreclosed or blighted structures.

**Activity Progress Narrative:**

No activity this quarter.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	1	2/2
	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	1	2/2
<b># of Singlefamily Units</b>	1	2/2



## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

Address	City	County	State	Zip	Status / Accept
320 Modest St	Lakeland		Florida	33805-3123	Match / Y
604 E Parker St	Lakeland		Florida	33801-1816	Match / Y
616 W 7th St	Lakeland		Florida	33805-4324	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:** Activity 2 - Redevelopment 25% Set Aside  
**Activity Title:** Redevelop Demolished/vacant properties

**Activity Category:**

Construction of new housing

**Project Number:**

5

**Projected Start Date:**

06/01/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Redevelop Demo/vacant Properties

**Projected End Date:**

07/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Lakeland

Overall	Oct 1 thru Dec 31, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$550,000.00
<b>Total Budget</b>	\$0.00	\$550,000.00
<b>Total Obligated</b>	\$0.00	\$547,102.93
<b>Total Funds Drawdown</b>	\$2,938.15	\$487,686.44
<b>Program Funds Drawdown</b>	\$0.00	\$400,882.62
<b>Program Income Drawdown</b>	\$2,938.15	\$86,803.82
<b>Program Income Received</b>	\$29,856.96	\$76,000.73
<b>Total Funds Expended</b>	\$2,938.15	\$800,307.19
City of Lakeland	\$2,938.15	\$800,307.19
<b>Match Contributed</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.

12/8/2010

Move funds from Administration to cover expenses such as insurance, lawn care and utilities.

**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:**

There are five (5) homes remaining in this activity for sale. Those homes are being maintained with lawn care, insurance and utilities.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# ELI Households (0-30% AMI)	0	1/0





	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	2/5
# of Singlefamily Units	1	2/5

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	2/5	0/0	2/5	100.00
# Owner Households	1	0	1	2/5	0/0	2/5	100.00

### Activity Locations

Address	City	County	State	Zip	Status / Accept
1207 Jewel Ave	Lakeland		Florida	33805-	Match / N

### 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-Acquis 25% Set Aside

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

**Activity Category:**

Acquisition - general

**Project Number:**

1

**Projected Start Date:**

06/01/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Resale SFR

**Projected End Date:**

07/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Lakeland

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$131,406.26
<b>Total Budget</b>	\$131,406.26	\$131,406.26
<b>Total Obligated</b>	\$0.00	\$131,406.26
<b>Total Funds Drawdown</b>	\$0.00	\$131,406.26
<b>Program Funds Drawdown</b>	\$0.00	\$131,406.26
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$131,406.26
City of Lakeland	\$0.00	\$131,406.26
<b>Match Contributed</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 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:**

No activity this quarter.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	11/7
<b># of buildings (non-residential)</b>	0	0/0
<b># of Parcels acquired by</b>	0	0/0



# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	11/0

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	0/7

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/4	0/3	0/7	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	

