

Grantee: Lakeland, FL

Grant: B-08-MN-12-0013

January 1, 2010 thru March 31, 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	\$345,222.30	\$503,410.41
Obligated CDBG DR Funds	\$754,815.14	\$913,003.25
Expended CDBG DR Funds	\$946,327.57	\$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%	28.767%
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

Overall Progress Narrative:

The City's Neighborhood Services Division has completed an amendment to its NSP Plan. This amendment deleted the strategy of Land Banking and added more census tracts (of greatest need) to the plan. Currently, there are fifteen census tracts, which foreclosure rates ranged between 13% and 15.5%. This amendment was approved by the City Commission on March 3, 2010.

The City has acquired twenty one (21) foreclosed properties. These properties are in different stages of rehabilitation, re-construction or waiting for bidding procedures. The City does anticipate expending and/or obligating its entitlement amount before the September deadline. Staff has created its homebuyer's strategy currently to be utilized in the upcoming weeks.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Acquisition/Resale SFR	\$257,347.90	\$780,000.00	\$399,007.93
2, Rehab/Resale SFR	\$43,107.46	\$405,600.00	\$43,257.46
3, Demo of blighted structures	\$7,895.00	\$40,000.00	\$7,895.00
4, Land Bank foreclosed Properties	\$0.00	\$80,000.00	\$0.00
5, Redevelop Demo/vacant Properties	\$21,943.37	\$500,000.00	\$22,148.37

6, Administrative Costs	\$14,928.57	\$200,181.00	\$31,101.65
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

Activity Status:

Under Way

Project Number:

6

Project Title:

Administrative Costs

Projected Start Date:

06/01/2009

Projected End Date:

07/30/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Lakeland

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$200,181.00
Total CDBG Program Funds Budgeted	N/A	\$200,181.00
Program Funds Drawdown	\$14,928.57	\$31,101.65
Obligated CDBG DR Funds	\$14,928.57	\$31,101.65
Expended CDBG DR Funds	\$32,567.20	\$41,343.78
City of Lakeland	\$32,567.20	\$41,343.78
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

The City's Neighborhood Services Staff is working diligently to meet HUD's deadline of September. As of 3/31/2010, the City has expended and/or obligated approximately \$955,000 of its entitlement of \$2,005,781. The Staff works on other grants (CDBG, HOME, State FHOP and CDBG-R) along with the NSP projects.

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

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**Jan 1 thru Mar 31, 2010****To Date**

Total Projected Budget from All Sources	N/A	\$80,000.00
Total CDBG Program Funds Budgeted	N/A	\$80,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
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:

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.

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 submitted a substantial amendment to delete this strategy; the amendment was approved by City Commission on March 1, 2010.

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 1 - 7817.5724

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 - LMMI

Responsible Organization:

City of Lakeland

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$100,000.00
Total CDBG Program Funds Budgeted	N/A	\$100,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$5,618.05	\$5,618.05
City of Lakeland	\$5,618.05	\$5,618.05
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

A blighted foreclosed lot was acquired and will re-develop a single family home on this lot.

Performance Measures

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

Activity Locations

Address	City	State	Zip
1031 N. New York	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

Grantee Activity Number:	Activity 1- 7814.5724
Activity Title:	Demo of Foreclosed/Blighted Structures

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 - LMMI

Responsible Organization:

City of Lakeland

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$40,000.00
Total CDBG Program Funds Budgeted	N/A	\$40,000.00
Program Funds Drawdown	\$7,895.00	\$7,895.00
Obligated CDBG DR Funds	\$7,895.00	\$7,895.00
Expended CDBG DR Funds	\$7,895.00	\$7,895.00
City of Lakeland	\$7,895.00	\$7,895.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Housing units acquired through the Citys 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.

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 demolished three homes and will re-construct single family units.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	3	0/0	0/0	3/4

# of housing units	0	0	3	0/0	0/0	3/4
# of buildings (non-residential)	0	0	0	0/0	0/0	0/0
# of Public Facilities	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	3	0/0	0/0	3/4

Activity Locations

Address	City	State	Zip
605 W. 13th Street	Lakeland	NA	33805
1121 N. Brunnell Parkway	Lakeland	NA	33805
1121 Neville Avenue	Lakealnd	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	

Grantee Activity Number: Activity 1-7813.5724

Activity Title: Rehabilitate Residential Structures

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

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$405,600.00
Total CDBG Program Funds Budgeted	N/A	\$405,600.00
Program Funds Drawdown	\$43,107.46	\$43,257.46
Obligated CDBG DR Funds	\$53,029.07	\$53,179.07
Expended CDBG DR Funds	\$54,757.79	\$54,757.79
City of Lakeland	\$54,757.79	\$54,757.79
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 Lakelands 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 acquired at least seven properties under this strategy and plan to rehabilitate or re-construct single family units on the existing lots. Two properties have been renovated completely and ready to be put on the market for sale.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	7	0/0	0/0	10/8
# of housing units	0	0	7	0/0	0/0	10/8
# of Households benefitting	0	7	7	0/4	10/4	10/8

Activity Locations

Address	City	State	Zip
1211 Jewell Avenue	Lakeland	NA	33801

825 Harmony Hills Loop	Lakeland	NA	33805
529 W. Magnolia Street	Lakeland	NA	33815
721 W. 13th Street	Lakeland	NA	33805
1714 Blossom Circle W	Lakeland	NA	33805
706 N. Vermont Avenue	Lakeland	NA	33801
819 Harmony Hills Loop	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	

Grantee Activity Number: Activity 1-7815.5724

Activity Title: Acquisition

Activity Category:

Acquisition - general

Project Number:

1

Projected Start Date:

06/01/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Resale SFR

Projected End Date:

07/30/2013

Responsible Organization:

City of Lakeland

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$680,000.00
Total CDBG Program Funds Budgeted	N/A	\$680,000.00
Program Funds Drawdown	\$201,446.97	\$316,154.72
Obligated CDBG DR Funds	\$333,088.71	\$447,796.46
Expended CDBG DR Funds	\$447,796.46	\$447,796.46
City of Lakeland	\$447,796.46	\$447,796.46
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 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, 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 twelve under this strategy; but closed on 9 units. There are three awaiting closing. The properties listed above will be rehabbed or re-reconstructed on the same lots. One nine unit dwelling was included in the properties listed.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	9	0/0	0/0	11/8
# of housing units	0	0	9	0/0	0/0	11/8
# of buildings (non-residential)	0	0	0	0/0	0/0	0/0
# of Households benefitting	3	6	9	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	9	0/0	0/0	11/8

Activity Locations

Address	City	State	Zip
706 N. Vermont Avenue	Lakeland	NA	33801
825 Harmony Hills Loop	Lakeland	NA	33805
1105-1109 W. Olive Street/423-425 Cornelia Ave/1104-1108 Sycamore St	Lakeland	NA	33815
529 W. Magnolia Street	Lakeland	NA	33815
721 W. 13th Street	Lakeland	NA	33805
1211 Jewell Avenue	Lakeland	NA	33801
819 Harmony Hills Loop	Lakeland	NA	33805
1714 Blossom Circle W	Lakeland	NA	33805
1031 N. New York	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	

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

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
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:

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.

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:

The City submitted an substantial amendment to delete this strategy; the amendment was approved by City Commission on March 1, 2010.

Performance Measures

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

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

Grantee Activity Number:	Activity 2 - 7817.5724
Activity Title:	Redevelop Demolished/vacant properties

Activity Category:

Construction of new housing

Project Number:

5

Projected Start Date:

06/01/2009

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Redevelop Demo/vacant Properties

Projected End Date:

07/30/2013

Responsible Organization:

City of Lakeland

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$400,000.00
Total CDBG Program Funds Budgeted	N/A	\$400,000.00
Program Funds Drawdown	\$21,943.37	\$22,148.37
Obligated CDBG DR Funds	\$289,972.86	\$290,177.86
Expended CDBG DR Funds	\$290,177.86	\$290,177.86
City of Lakeland	\$290,177.86	\$290,177.86
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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 has acquired seven properties and plans to rehabilitate or re-construct single family units on the lots listed above. The properties will be sold to persons or households earning at or below 50% of the area median income.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	7	0/0	0/0	8/5
# of Households benefitting	7	0	7	9/0	0/0	9/5

Activity Locations

Address	City	State	Zip
1115 N. Brunnell Parkway	Lakeland	NA	33805
1233 W. 8th Street	Lakeland	NA	33805
605 W. 13th Street	Lakeland	NA	33805
1121 Neville Avenue	Lakeland	NA	33805
1670 Blossom Circle West	Lakeland	NA	33805
1121 N. Brunnell Parkway	Lakeland	NA	33805
838 N. Iowa Avenue	Lakeland	NA	33801

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 2-7815.5724
Activity Title: Acquisiton -25% Set Aside

Activity Category:

Acquisition - general

Project Number:

1

Projected Start Date:

06/01/2009

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Resale SFR

Projected End Date:

07/30/2013

Responsible Organization:

City of Lakeland

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$100,000.00
Total CDBG Program Funds Budgeted	N/A	\$100,000.00
Program Funds Drawdown	\$55,900.93	\$82,853.21
Obligated CDBG DR Funds	\$55,900.93	\$82,853.21
Expended CDBG DR Funds	\$107,515.21	\$107,515.21
City of Lakeland	\$107,515.21	\$107,515.21
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 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 has acquired seven properties and designated those properties to benefit persons or households at 50% of the area median income.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	7	0/0	0/0	11/4
# of housing units	0	0	7	0/0	0/0	11/4
# of buildings (non-residential)	0	0	0	0/0	0/0	0/0
# of Households benefitting	7	0	7	11/0	0/0	11/4
# 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	7	0/0	0/0	11/4

Activity Locations

Address	City	State	Zip
1233 W. 8th Street	Lakeland	NA	33805
1121 Neville Avenue	Lakeland	NA	33805
1670 Blossom Circle W	Lakeland	NA	33805
838 N. Iowa Street	Lakeland	NA	33801
1121 N. Brunnell Parkway	Lakeland	NA	33805
605 W. 13th Street	Lakeland	NA	33805
1115 N. Brunnell Parkway	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	
