

**Grantee: Jacksonville-Duval, FL**

**Grant: B-08-UN-12-0007**

**July 1, 2012 thru September 30, 2012 Performance Report**

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**Grant Number:**

B-08-UN-12-0007

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

Jacksonville-Duval, FL

**Contract End Date:**

03/06/2013

**Review by HUD:**

Reviewed and Approved

**Grant Amount:**

\$26,175,317.00

**Grant Status:**

Active

**QPR Contact:**

Laura Stagner-Crites

**Estimated PI/RL Funds:**

\$1,576,660.03

**Total Budget:**

\$27,751,977.03

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

No Disasters Found

**Narratives****Areas of Greatest Need:**

Data for the number of foreclosures within the Jacksonville Metropolitan Statistical Area (MSA) for 2007 and the first quarter of 2008 show that at least 51% of the area's foreclosures resulted in the loss of owner-occupied housing and 49% of the foreclosures resulted in loss of rental housing. A review of this data revealed that Census Tracts with the greatest percentage of foreclosures, highest percentage of sub-prime mortgage related loans, and most likely to face a significant rise in foreclosures were concentrated in the quadrant northwest of the core City and in the south central part of the County. The City of Jacksonville also used foreclosure information available from the Clerk of Court and Home Mortgage Disclosure Act (HMDA) data to identify areas of greatest need.

The City of Jacksonville published a Request for Proposals to procure services in the following categories: Management Consulting, Marketing & Public Relations, Property Developers (single-family), Appraisal & Valuation Services, Title & Closing Services, Environmental Engineering, Construction Management, Property Developers (multi-family), Property Management, Housing Counselors and Land Banking. These partners will assist the City in implementing the following NSP eligible activities: Acquisition, Rehabilitation, Resale (Homeownership), Acquisition and Rehabilitation (Multi-Family), Demolition and Clearance, Land Banking, Financing Mechanisms and Redevelopment. All of these activities will serve income-eligible LMMI households. Funding will be provided to program participants on a reimbursement basis only. It is estimated that program activities will be complete by December 31, 2012.

Entities selected for participation in the competitive procurement process are as follows: Management Consultants (Prosser Hallock Planners & Engineers, Local Initiatives Support Corporation and Langton and Associates), Marketing & Public Relations (Scott-McRae Advertising), Single-Family Property Developers (Greater Jacksonville Communities, Operation New Hope, Northwest Jacksonville CDC, Grace & Truth CDC, HabiJax, Metro North CDC, Rene Dostie Company, Housing Partnership of NE Florida, Cesery Company, Renaissance Design Build / War on Poverty, Kendale Land Development, Riverside Avondale Development Organization, Wealth Watchers, Second Chance Help Center and Helpful Citizens CDC), Appraisal & Valuation Services (Ennis & Mullen, Hollis Appraisals, Inc., JVI Appraisal Division, LLC), Title & Closing Services (Title Clearinghouse and Michael A. Altes), Environmental Engineering (Aerostar Environmental Services, Inc.), Construction Management (Montgomery Land Company), Multi-Family Developers (Gateway Community Services, Ability Housing, Housing Partnership of NE Florida, Sulzbacher Center, Operation New Hope, Renaissance Design Build / War on Poverty, Northwest Jacksonville CDC, Cesery Company and Wealth Watchers). All property development projects will be awarded on a first-come, first-served basis as eligible projects are brought forward.

**Distribution and and Uses of Funds:**

The City of Jacksonville/Duval County developed a list of target areas for the Neighborhood Stabilization Program based above cited census tract data analysis, for the targeting of Neighborhood Stabilization Resources to zip codes 32206, 32208, 32209, 32244, and 32254 that include the city's Enterprise and Empowerment Zones and which have established neighborhood organizations and other efforts assisted by the City. Activities, individually and in combination, proposed in the City's approved plan for the targeted areas will ultimately stabilize them through the reduction of vacant or abandoned units and related impacts on crime reduction, decrease in the rate of deterioration, increased property values and tax base stabilization.

The City of Jacksonville plans on spending the NSP funding as follows: Administration (\$2,617,530), Acquisition, Rehabilitation & Resale (Homeownership) (\$9,764,199), Acquisition and Rehabilitation Multi-Family (\$7,286,278), Demolition and Clearance (\$1,000,000), Land Banking (\$1,720,369.33), Financing Mechanisms (\$1,993,352.67) and Redevelopment (\$1,793,588). Of these expenditures, \$7,286,278 of the Multi-Family funding will be targeted to households at 50% AMI and below.

It is anticipated that the NSP funding will result in the creation of 74 units of homeownership, 52 units of rental housing (52 units at 50% and below), 125 demolished structures (land to be recycled into housing units), 79 units land banked, 56 units of financing assistance and 19 redeveloped housing units.



## Definitions and Descriptions:

## Low Income Targeting:

## Acquisition and Relocation:

## Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$27,751,977.03
Total Budget	\$0.00	\$27,751,977.03
Total Obligated	\$40,000.00	\$25,193,167.25
Total Funds Drawdown	\$0.00	\$19,486,388.98
Program Funds Drawdown	\$0.00	\$17,872,984.78
Program Income Drawdown	\$0.00	\$1,613,404.20
Program Income Received	\$0.00	\$1,613,404.20
Total Funds Expended	\$0.00	\$20,362,938.76
Match Contributed	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$3,926,297.55	\$0.00
Limit on Admin/Planning	\$2,617,531.70	\$2,095,885.41
Limit on State Admin	\$0.00	\$2,095,885.41

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$6,543,829.25	\$7,286,278.00

## Overall Progress Narrative:



A DRGR system issue is causing the QPR data entry screen for the Administration project to show up with \$0 expenditures to date. As this problem is addressed with the Help Desk, the below narrative describes the City's overall process towards its accomplishment goals for this program:  
The City's expenditures at 09/30/2012 total \$22,195,216 (84.79%). Pending drawdowns from HUD at 09/30/2012 total \$3,904,845.  
The City will be closing several transactions within the quarter ending 12/31/2012 which will have a significant positive impact on its expenditure rate as we approach the upcoming expenditure deadline.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NSP001, NSP Planning & Administration	\$0.00	\$2,775,196.00	\$1,965,729.35
NSP002, NSP Acquisition, Rehabilitation & Resale - Single Family	\$0.00	\$10,039,290.00	\$7,280,632.55
NSP003, NSP Acquisition, Rehabilitation & Resale - Multi-Family	\$0.00	\$7,286,278.00	\$3,603,871.48
NSP004, NSP Financing Mechanisms	\$0.00	\$3,137,255.70	\$1,785,564.67
NSP005, NSP Land Banking	\$0.00	\$1,720,369.33	\$894,858.30
NSP006, NSP Demolition & Clearance	\$0.00	\$1,000,000.00	\$926,694.90
NSP007, NSP Redevelopment	\$0.00	\$1,793,588.00	\$1,415,633.53



## Activities

<b>Grantee Activity Number:</b>	<b>NSP002-000</b>
<b>Activity Title:</b>	<b>Rehabilitation of Foreclosed Properties for Resale</b>

### Activity Category:

Rehabilitation/reconstruction of residential structures

### Project Number:

NSP002

### Projected Start Date:

02/15/2009

### Benefit Type:

Direct ( HouseHold )

### National Objective:

NSP Only - LMMI

### Activity Status:

Under Way

### Project Title:

NSP Acquisition, Rehabilitation & Resale - Single Family

### Projected End Date:

01/01/2013

### Completed Activity Actual End Date:

### Responsible Organization:

City of Jacksonville, Housing & Neighborhoods Department

### Overall

#### Total Projected Budget from All Sources

### Jul 1 thru Sep 30, 2012

N/A

### To Date

\$5,732,839.00

#### Total Budget

\$0.00

\$5,732,839.00

#### Total Obligated

\$0.00

\$5,149,052.28

#### Total Funds Drawdown

\$0.00

\$3,301,788.66

#### Program Funds Drawdown

\$0.00

\$3,160,125.66

#### Program Income Drawdown

\$0.00

\$141,663.00

#### Program Income Received

\$0.00

\$0.00

#### Total Funds Expended

\$0.00

\$3,601,084.06

#### Match Contributed

\$0.00

\$0.00

### Activity Description:

Housing partners will rehabilitate single family units for homeownership resale. The City will provide a 0% deferred payment loan that will be repaid upon the sale of the unit to an income-eligible household, at which time the grant will be repaid based upon the calculation of affordability.

### Location Description:

This activity will be carried out in the target areas as outlined in the plan.

### Activity Progress Narrative:

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	54/74



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	54/74
# of Singlefamily Units	0	54/74

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	7/0	47/74	54/74	100.00
# Owner Households	0	0	0	7/0	47/74	54/74	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>NSP004-001</b>
<b>Activity Title:</b>	<b>Financing Mechanisms</b>

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

NSP004

**Projected Start Date:**

02/15/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP Financing Mechanisms

**Projected End Date:**

01/01/2013

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

City of Jacksonville, Housing & Neighborhoods Department

**Overall**
**Total Projected Budget from All Sources**
**Jul 1 thru Sep 30, 2012**

N/A

**To Date**

\$3,137,255.70

**Total Budget**

\$0.00

\$3,137,255.70

**Total Obligated**

\$40,000.00

\$2,251,926.32

**Total Funds Drawdown**

\$0.00

\$2,211,926.32

**Program Funds Drawdown**

\$0.00

\$1,785,564.67

**Program Income Drawdown**

\$0.00

\$426,361.65

**Program Income Received**

\$0.00

\$1,073,105.82

**Total Funds Expended**

\$0.00

\$2,211,926.32

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Mechanisms for the purchase and redevelopment of foreclosed upon properties, including (but not limited to) soft seconds, loan loss reserves and shared equity loans.

**Location Description:**

This activity will be carried out in the target areas as outlined in the plan.

Actual unit production will be reported under the Rehabilitation activity to avoid duplication of units and households.

**Activity Progress Narrative:**
**Accomplishments Performance Measures**

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		27/0	

**Beneficiaries Performance Measures**

This Report Period			Cumulative Actual Total / Expected		
Low	Mod	Total	Low	Mod	Total Low/Mod%



# of Households	0	0	0	0/0	0/0	0/0	0
# Owner Households	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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