

Grantee: Jacksonville-Duval, FL

Grant: B-11-UN-12-0007

July 1, 2013 thru September 30, 2013 Performance Report



Grant Number:

B-11-UN-12-0007

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

Jacksonville-Duval, FL

Contract End Date:

03/10/2014

Review by HUD:

Reviewed and Approved

LOCCS Authorized Amount:

\$7,102,937.00

Grant Status:

Active

QPR Contact:

Laura Stagner-Crites

Estimated PI/RL Funds:

\$0.00

Total Budget:

\$7,102,937.00

Disasters:

Declaration Number

No Disasters Found

Narratives

Summary of Distribution and Uses of NSP Funds:

The City of Jacksonville plans on spending the NSP funding as follows:

- \$ 710,293 - Administration
- \$2,000,000 - Acquisition, Rehabilitation & Resale (Homeownership)
- \$2,202,644 - Acquisition and Rehabilitation (Multi-Family)
- \$ 400,000 - Demolition and Clearance
- \$ 500,000 - Financing Mechanisms
- \$1,290,000 - Redevelopment

All funds will be used within the target area as defined under the City's Substantial Amendment document.

The City of Jacksonville also plans to utilize other funding sources including, but not limited to: private capital, federal, state and local funding, and single- and multi-family bond proceeds in the targeted area to maximize the impact of the Neighborhood Stabilization Program.

How Fund Use Addresses Market Conditions:

Through the various combined activities proposed in this action plan, it is anticipated that the targeted area will be impacted in several ways that will ultimately stabilize the communities through the reduction of vacant or abandoned units. Specific areas of expected impact are as follows:

- Decrease in overall crime in targeted neighborhoods,
- Reduction in calls for service from the Sheriff's Office,
- Decrease in the overall deterioration of targeted neighborhoods (as measured by the number of CARE issues reported to the City),
- Reduction in code enforcement violations,
- Increase in property values for targeted neighborhoods,
- Stabilization of the tax base in the target neighborhoods,
- Increase in the number of jobs available to area residents,
- Increase in the number of businesses located within the target area, and
- Increased access for area residents to needed human services.

Ensuring Continued Affordability:

The City of Jacksonville will ensure long term affordability through the use of mortgages, promissory notes and liens for homeownership activities and mortgages, promissory notes and Land Use Restriction Agreements (LURA) for multi-family and land banking activities.

When NSP funds are used to finance a homebuyer program, properties must remain affordable in accordance with HOME guidelines as stated below for the applicable number of years from the date of initial purchase. If resale of the property is completed prior to the end of the affordability period, the principal amount of the loan is immediately due and payable to the City of Jacksonville. If an owner of a single family unit ceases to occupy the property as his/her primary residence, or if the home is rented, sold, or title is transferred before the affordability

period expires, the funds provided by the City of Jacksonville will be subject to recapture. Recaptured funds will be returned to the NSP program as program income and be used for additional activities in accordance with the NSP program.

The Housing & Neighborhood Department's Compliance Unit will monitor the multi-family rental developments annually during the affordability period to ensure that the specified units continue to maintain tenant affordability, tenant income eligibility and that the property(ies) continue to meet minimum housing quality standards. The Housing and Neighborhoods Department's Finance Unit will monitor homeownership units for compliance with the terms of the recorded mortgage or other security mechanism throughout the affordability period.

The City of Jacksonville will use the minimum affordability period of the federal HOME Investment Partnership Program, 24 CFR 92.252(e) listed below:

- Up to \$15,000 = 5 years
- \$15,000 to \$40,000 = 10 years
- Over \$40,000 = 15 years
- New Construction = 20 years

Definition of Blighted Structure:

The City of Jacksonville's Municipal Code Section 518.111 defines a blighted structure as blight, blighting influence, or blighting factors means either: that which endangers life or property by fire or other causes or that which substantially impairs or arrest property values or the sound growth of the county or city and is a menace to the public health, safety, morals or welfare in this present condition and use. This may include, but not be limited to, the following factors:

- Faulty lot layout in relation to size, adequacy, accessibility or usefulness;
- Unsanitary or unsafe conditions;
- Deterioration of site or other improvements.

Definition of Affordable Rents:

The maximum affordable rents shall be based upon Section 8 fair market rents as published by the U.S. Department of Housing and Urban Development.

Housing Rehabilitation/New Construction Standards:

All NSP assisted rehabilitation must meet the minimum housing codes as defined in Title VII, City of Jacksonville Municipal Code. Building standards are established by the City of Jacksonville's Building Department in conjunction with the Florida Building Code as established by the Florida Department of Community Affairs and may be revised from time to time. In addition, all units must meet HUD Housing Quality Standards (HQS) as set forth in 24 CFR 982.401. Local housing rehabilitation standards and a set of NSP-specific technical specifications have been created by the Housing and Neighborhoods Department of the City of Jacksonville and may be revised from time to time.

All newly constructed housing must meet the Florida Energy Efficiency Code for Building Construction. In addition, the City of Jacksonville shall require that all NSP housing construction incorporate modern, green building and energy efficient improvements in order to provide for long-term affordability and increased sustainability and attractiveness of housing neighborhoods.

The selected target area also contains portions of a Historic District. Historic preservation standards will continue to be enforced for both newly constructed and rehabilitated housing in this area. This includes the Certificate of Appropriateness process currently enforced by the City's Planning and Development Department and Building Inspection Division. Given the additional costs generally associated with historic structures, some may be prohibited from being accepted into the program.

Vicinity Hiring:

The City of Jacksonville will implement procedures to award priority status to the selection and utilization of small business firms located within the defined target area for all phases of the program. Further, contractors and vendors will be contractually required to make an effort to utilize residents of the target area in accordance with the City's existing Section 3 Action Plan previously approved by HUD.

Procedures for Preferences for Affordable Rental Dev.:

All potential related activities will be vetted for potential use in, and/or the impact on increasing access to rental housing. In addition, the majority of funds have been specifically targeted to address this preference for rental housing. Priority will be given to projects submitted that will serve the 50% or below of area AMI population. Finally, small scale rental projects of 1 to 10 units or scattered site single-family homes will receive preference.

Grantee Contact Information:

All NSP 3 Questions and/or Comments Should be Addressed to:

Elaine D. Spencer, Chief, City of Jacksonville Housing and Community Development Division; espencer@coj.net; (904) 255-8200

With Copies To:

Dayatra Coles, Housing Services Manager, City of Jacksonville Housing and Community Development Division; dcoles@coj.net; (904) 255-8216

LaCree C. Carswell, Community Development Manager, City of Jacksonville Housing and Community Development Division; lacreec@coj.net;



Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$7,102,937.00
Total Budget	\$0.00	\$7,102,937.00
Total Obligated	\$27,490.00	\$6,274,253.00
Total Funds Drawdown	\$680,488.77	\$2,292,376.90
Program Funds Drawdown	\$680,488.77	\$2,292,376.90
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$1,157,479.00	\$3,256,111.00
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	\$1,065,440.55	\$0.00
Limit on Admin/Planning	\$710,293.70	\$290,634.28
Limit on State Admin	\$0.00	\$290,634.28

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$710,293.70	\$710,293.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,775,734.25	\$2,202,644.00

Overall Progress Narrative:

While the City's implementation of NSP3 has been slower than originally anticipated, staff is working on cash flow projections to be done weekly to track its progress over the next 120 days. Legislation in process will realign funding to allow for the intake of additional single-family projects that can be acquired and completed prior to the March 2014 deadline.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NSP301, NSP Planning and Administration	\$30,266.46	\$710,293.00	\$290,634.28
NSP302, Single Family Acquisition, Rehabilitation, Resale	\$439,634.35	\$2,275,000.00	\$1,344,267.19
NSP303, Multi-Family Acquisition and Rehabilitation (Rental)	\$171,643.46	\$2,202,644.00	\$455,222.52
NSP304, Demolition and Clearance	\$27,957.00	\$400,000.00	\$34,206.00
NSP305, Single Family Redevelopment and Resale (Home	\$10,987.50	\$1,515,000.00	\$168,046.91



Activities

Grantee Activity Number:	HNHS1A3HPAD
Activity Title:	NSP3 Planning and Administration

Activity Category:

Administration

Project Number:

NSP301

Projected Start Date:

03/31/2011

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

NSP Planning and Administration

Projected End Date:

04/01/2014

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

City of Jacksonville

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$710,293.00
Total Budget	\$0.00	\$710,293.00
Total Obligated	\$0.00	\$710,293.00
Total Funds Drawdown	\$30,266.46	\$290,634.28
Program Funds Drawdown	\$30,266.46	\$290,634.28
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$2,721.00	\$293,149.00
City of Jacksonville	\$2,721.00	\$293,149.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Administrative activities associated with the implementation and management of the Neighborhood Stabilization Program 3. In addition, this activity will capture planning and pre-award costs.

Location Description:

This activity will be carried out in and on behalf of the target area as defined in this plan.

Activity Progress Narrative:

The City's administrative activities related to this grant are speeding up. A journal entry to transfer approximately \$150,000 in administrative expenses related to NSP are being transferred from NSP1 to NSP3 in October 2013 with an anticipated draw immediately following.

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	

Grantee Activity Number:	HNHS1A3HPARS
Activity Title:	Acq/Rehab/Resale of Foreclosed Single Family Units

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP302

Projected Start Date:

03/31/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Single Family Acquisition, Rehabilitation, Resale

Projected End Date:

04/01/2014

Completed Activity Actual End Date:
Responsible Organization:

City of Jacksonville

Overall
Total Projected Budget from All Sources
Jul 1 thru Sep 30, 2013

N/A

To Date

\$2,275,000.00

Total Budget

\$0.00

\$2,275,000.00

Total Obligated

\$0.00

\$1,951,521.00

Total Funds Drawdown

\$439,634.35

\$1,344,267.19

Program Funds Drawdown

\$439,634.35

\$1,344,267.19

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$425,501.00

\$1,764,868.00

City of Jacksonville

\$425,501.00

\$1,764,868.00

Match Contributed

\$0.00

\$0.00

Activity Description:

The developer will identify and purchase foreclosed homes from the REO listings of foreclosed properties in the target area. These units will be purchased for homeownership resale. Any necessary rehabilitation will be done to bring the unit to the City's NSP standards. Additionally, down payment assistance related to these units will also be available, depending upon the buyer's affordability requirements.

Location Description:

This activity will be carried out in the target area as defined under the City's Substantial Amendment document.

Activity Progress Narrative:

The production in this strategy is increasing as new acquisitions with limited rehabilitation are planned. Several units are completing due diligence and the City will be entering into contracts with eligible developers for these units on a first-come, first-eligible basis. The City anticipates fully expending the funding in this strategy prior to the March 2014 deadline.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	1/25

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	1/25
# of Singlefamily Units	1	1/25

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
1222 N Liberty Street	Jacksonville		Florida	32206-	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:	HNHS1A3HPDC
Activity Title:	Demolition and Clearance

Activity Category:

Clearance and Demolition

Project Number:

NSP304

Projected Start Date:

03/31/2011

Benefit Type:

Area ()

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Demolition and Clearance

Projected End Date:

04/01/2014

Completed Activity Actual End Date:
Responsible Organization:

City of Jacksonville

Overall
Total Projected Budget from All Sources
Jul 1 thru Sep 30, 2013

N/A

To Date

\$400,000.00

Total Budget

\$0.00

\$400,000.00

Total Obligated

\$27,490.00

\$37,120.00

Total Funds Drawdown

\$27,957.00

\$34,206.00

Program Funds Drawdown

\$27,957.00

\$34,206.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

(\$17,211.00)

\$0.00

City of Jacksonville

(\$17,211.00)

\$0.00

Match Contributed

\$0.00

\$0.00

Activity Description:

Eligibility will be determined based upon a recommendation from the City's Environmental and Compliance Department, Municipal Code Compliance Division or for properties in which the estimated rehabilitation cost exceeds 50% of the appraised value of the property.

Location Description:

This activity will be carried out in the target area as defined under the City's Substantial Amendment document.

Activity Progress Narrative:

It was determined that the demolitions that took place within the program's historic area did not adhere to the requirements of Section 106. As a result, the City has reimbursed the program from the general fund and revisions to the applicable vouchers have been entered into DRGR to return these funds.

Legislation is being initiated to move the amounts previously budgeted for demolition and clearance to the Single-Family Acquisition, Rehabilitation and Resale activity so that additional units can be produced in that strategy.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	4/80

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/80
# of Singlefamily Units	0	3/80

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	

Grantee Activity Number:	HNHS1A3HPMF
Activity Title:	Acquisition, Rehabilitation, Resale-Rental (50%)

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP303

Projected Start Date:

03/31/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Planned

Project Title:

Multi-Family Acquisition and Rehabilitation (Rental)

Projected End Date:

04/01/2014

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

City of Jacksonville

Overall**Total Projected Budget from All Sources****Jul 1 thru Sep 30, 2013**

N/A

To Date

\$2,202,644.00

Total Budget

\$0.00

\$2,202,644.00

Total Obligated

\$0.00

\$2,201,720.00

Total Funds Drawdown

\$171,643.46

\$455,222.52

Program Funds Drawdown

\$171,643.46

\$455,222.52

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$171,644.00

\$455,223.00

City of Jacksonville

\$171,644.00

\$455,223.00

Match Contributed

\$0.00

\$0.00

Activity Description:

The developer(s) will identify and purchase eligible units in the target area. These units will be purchased and rehabilitated to be used as rental units.

Location Description:

This activity will be carried out in the target area as defined under the City's Substantial Amendment document.

Activity Progress Narrative:

The multi-family project contained within this strategy has completed A&E and is in the process of being let out to bid. The City is finalizing cash flows related to this project and is initiating legislation to transfer any budget that cannot be expended prior to the March 2014 deadline to the Single-Family Acquisition, Rehabilitation and Resale activity so that it can produce additional program units in that strategy.

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	

Grantee Activity Number:	HNHS1A3HPNCR
Activity Title:	Redevelop/Resale of Residential Structures

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP305

Projected Start Date:

03/31/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Single Family Redevelopment and Resale (Home

Projected End Date:

04/01/2014

Completed Activity Actual End Date:
Responsible Organization:

City of Jacksonville

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,515,000.00
Total Budget	\$0.00	\$1,515,000.00
Total Obligated	\$0.00	\$1,373,599.00
Total Funds Drawdown	\$10,987.50	\$168,046.91
Program Funds Drawdown	\$10,987.50	\$168,046.91
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$574,824.00	\$742,871.00
City of Jacksonville	\$574,824.00	\$742,871.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Financing will be provided as a 0% deferred payment loan. Once construction has been completed, these homes will be made available to income-eligible households. For the homeownership portion of the activity, the housing partners will reimburse the City of Jacksonville an amount determined by the homeowner's affordability requirements upon conversion to permanent, primary mortgage financing. These reimbursements will constitute program income under the program and will be recycled to eligible NSP activities. For the rental housing portion of the activity, financing may be provided as a 0% deferred payment loan, but cannot exceed 25% of total project costs. Additionally, downpayment assistance will be available to eligible buyers according to their affordability needs.

Location Description:

This activity will be carried out in the target area as defined under the City's Substantial Amendment document.

Activity Progress Narrative:

The production in this strategy is increasing as new redevelopment projects are planned. Several parcels are completing due diligence and the City will be entering into contracts with eligible developers for these units on a first-come, first-eligible basis. The City anticipates fully expending the funding in this strategy prior to the March 2014 deadline.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	8	8/20

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	8	8/20
# of Multifamily Units	0	0/5
# of Singlefamily Units	8	8/15

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
601 Phelps Street	Jacksonville		Florida	32206-	Match / N
605 Phelps Street	Jacksonville		Florida	32206-	Match / N
611 Phelps Street	Jacksonville		Florida	32206-	Match / N
615 Phelps Street	Jacksonville		Florida	32206-	Match / N
619 Phelps Street	Jacksonville		Florida	32206-	Match / N
625 Phelps Street	Jacksonville		Florida	32206-	Match / N
633 Phelps Street	Jacksonville		Florida	32206-	Match / N
637 Phelps Street	Jacksonville		Florida	32206-	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	