

**Grantee: Jacksonville-Duval, FL**

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

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

**Grant Number:**

B-08-UN-12-0007

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

Jacksonville-Duval, FL

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

\$26,175,317.00

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

Active

**Review by HUD:**

Reviewed and Approved

**QPR Contact:**

Laura Stagner-Crites

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

NSP

**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:**

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
Total Projected Budget from All Sources	N/A	\$26,175,317.00
Total CDBG Program Funds Budgeted	N/A	\$26,175,317.00
Program Funds Drawdown	\$1,373,331.81	\$5,914,129.09
Obligated CDBG DR Funds	\$6,030,203.68	\$20,898,466.72
Expended CDBG DR Funds	\$1,004,799.07	\$6,188,147.49
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$141,663.00
Program Income Drawdown	\$0.00	\$0.00

**Progress Toward Required Numeric Targets**

<b>Requirement</b>	<b>Required</b>	<b>To Date</b>
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	\$990,046.67
Limit on State Admin	\$0.00	\$0.00

**Progress Toward Activity Type Targets**

**Progress Toward National Objective Targets**

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

**Overall Progress Narrative:**

As of the date of reporting, the City of Jacksonville’s (the “City”) Neighborhood Stabilization Program (the “Program”) is pleased to report an 87.97% obligation rate. Note: This rate is adjusted for certain timing differences between the City’s accounting records and DRGR.

The City’s Acquisition, Rehabilitation and Resale and Redevelopment strategies continue to rehabilitate acquired homes for resale to eligible homebuyers. The strategies are currently 100% obligated and no new applications are being taken at this time.

The City’s Acquisition and Rehabilitation Multi-Family strategy is currently 100% obligated to a 52-unit residential housing facility for low income persons or families located at the present address of 3140 Franklin Street, Jacksonville, FL 32206 and presently know as Renaissance Village Apartments. All 52 units in this project will be set aside for households at 50% or below AMI. This project exceeds the required 25% set aside, resulting in an actual set aside of 27.84%.

The City’s Financing Mechanisms strategy is focusing on identifying and securing buyers for the 29 remaining units in the Acquisition, Rehabilitation and Resale strategy so that commitments for purchase assistance can be executed well in advance of the obligation deadline.

The City’s Land Banking strategy identified and committed to a land banking project that will acquire and rehabilitate 22 parcels containing 79 units of affordable housing. Closing on that transaction took place in July 2010.

Activities in the City’s Demolition and Clearance strategy increased dramatically during the quarter as the required title work on each unit was completed and purchase orders for the demolition of the units were bid and issued.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NSP001, NSP Planning & Administration	\$166,285.09	\$2,617,530.00	\$990,046.67
NSP002, NSP Acquisition, Rehabilitation & Resale - Single Family	\$896,156.72	\$10,500,000.00	\$4,336,038.42
NSP003, NSP Acquisition, Rehabilitation & Resale - Multi-Family	\$0.00	\$7,286,278.00	\$0.00
NSP004, NSP Financing Mechanisms	\$207,093.00	\$2,900,000.00	\$367,093.00
NSP005, NSP Land Banking	\$0.00	\$813,722.00	\$0.00
NSP006, NSP Demolition & Clearance	\$35,064.00	\$1,000,000.00	\$85,718.00
NSP007, NSP Redevelopment	\$68,733.00	\$1,057,787.00	\$135,233.00

## Activities

<b>Grantee Activity Number:</b>	<b>NSP001-001</b>
<b>Activity Title:</b>	<b>NSP Planning &amp; Administration - COJ</b>

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

NSP001

**Project Title:**

NSP Planning & Administration

**Projected Start Date:**

02/15/2009

**Projected End Date:**

01/01/2013

**Benefit Type:**

N/A

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

City of Jacksonville, Housing & Neighborhoods Department

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$2,617,530.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$2,617,530.00
<b>Program Funds Drawdown</b>	\$166,285.09	\$990,046.67
<b>Obligated CDBG DR Funds</b>	\$0.00	\$1,215,419.00
<b>Expended CDBG DR Funds</b>	\$188,547.00	\$1,049,137.00
City of Jacksonville, Housing & Neighborhoods Department	\$188,547.00	\$1,049,137.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

This activity will be carried out in and on behalf of the target areas.

**Activity Progress Narrative:**

All administrative processes are in place that the program is in full implementation mode. A cash flow projection through the remainder of the eligible grant period is being performed so that obligations as of September 3, 2010 for administrative activities can be verified and documented in advance of the established obligation deadline.

**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

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<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

**Activity Status:**  
Under Way

**Project Number:**  
NSP002

**Project Title:**  
NSP Acquisition, Rehabilitation & Resale - Single Family

**Projected Start Date:**  
02/15/2009

**Projected End Date:**  
01/01/2013

**Benefit Type:**  
Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**  
NSP Only - LMMI

**Responsible Organization:**  
City of Jacksonville, Housing & Neighborhoods Department

Overall	Apr 1 thru Jun 30, 2010	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$5,732,839.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$5,732,839.00
<b>Program Funds Drawdown</b>	\$676,185.23	\$3,160,125.66
<b>Obligated CDBG DR Funds</b>	\$3,022,716.68	\$6,423,797.68
<b>Expended CDBG DR Funds</b>	\$0.00	\$2,785,326.11
City of Jacksonville, Housing & Neighborhoods Department	\$0.00	\$2,785,326.11
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$141,663.00
<b>Program Income Drawdown</b>	\$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:**

The City of Jacksonville currently has \$10,512,878 worth of single family acquisition, rehabilitation and resale projects currently in the pipeline. Of this amount, \$4,980,429 is expected to be used for acquisition of eligible projects and \$5,532,449 is expected to be used for the rehabilitation of the acquired projects. The pipeline currently contains 65 units in various stages of the commitment and project execution process.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	0	60/74
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Housing Units</b>	0	60/74

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total Households	0	0	0	0/0	60/74	60/74	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	

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<b>Grantee Activity Number:</b>	<b>NSP002-001</b>
<b>Activity Title:</b>	<b>Acquisition of Foreclosed Single-Family Units</b>

**Activity Category:**

Acquisition - general

**Project Number:**

NSP002

**Projected Start Date:**

02/15/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP Acquisition, Rehabilitation & Resale - Single Family

**Projected End Date:**

01/01/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Jacksonville, Housing & Neighborhoods Department

Overall	Apr 1 thru Jun 30, 2010	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$4,031,360.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$4,031,360.00
<b>Program Funds Drawdown</b>	\$219,971.49	\$1,175,912.76
<b>Obligated CDBG DR Funds</b>	\$1,732,613.00	\$4,000,000.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$924,581.27
City of Jacksonville, Housing & Neighborhoods Department	\$0.00	\$924,581.27
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

The developer will identify and purchase foreclosed homes from the REO listings of foreclosed properties in the five targeted zip codes. These units will be purchased for homeownership resale. Any required rehabilitation of the units will be performed under the Rehabilitation activity.

**Location Description:**

This activity will be carried out in the following targeted zip codes: 32206, 32208, 32209, 32244 and 32254.

**Activity Progress Narrative:**

The City of Jacksonville currently has \$10,512,878 worth of single family acquisition, rehabilitation and resale projects currently in the pipeline. Of this amount, \$4,980,429 is expected to be used for acquisition of eligible projects and \$5,532,449 is expected to be used for the rehabilitation of the acquired projects. The pipeline currently contains 65 units in various stages of the commitment and project execution process.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	0	72/74
<b># of buildings (non-residential)</b>	0	0/0
<b># of Parcels acquired by</b>	0	0/0
<b># of Parcels acquired by admin</b>	0	0/0
<b># of Parcels acquired voluntarily</b>	0	72/0

Total acquisition compensation to	0	4681148/0
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	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/74

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total Low/Mod%
# of Total Households	0	0	0	0/0	72/74	72/74 100.00

### 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	

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<b>Grantee Activity Number:</b>	<b>NSP003-000</b>
<b>Activity Title:</b>	<b>Acquisition, Rehabilitation, Resale - Rental (50%)</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Planned

**Project Number:**

NSP003

**Project Title:**

NSP Acquisition, Rehabilitation & Resale - Multi-Family

**Projected Start Date:**

02/15/2009

**Projected End Date:**

01/01/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

City of Jacksonville, Housing & Neighborhoods Department

Overall	Apr 1 thru Jun 30, 2010	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$7,286,278.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$7,286,278.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$7,286,278.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
City of Jacksonville, Housing & Neighborhoods Department	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Funds the acquisition, rehabilitation and resale or management of multifamily housing. Sub-Activities will be established as individual multi-family projects are approved for funding.

**Location Description:**

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

**Activity Progress Narrative:**

On January 15, 2010, the City of Jacksonville entered into a firm loan commitment with Ability Housing of Northeast Florida, Inc., to acquire, renovate and equip a 52-unit residential housing facility for low income persons or families located at the present address of 3140 Franklin Street, Jacksonville, FL 32206 and presently known as Renaissance Village Apartments. All 52 units in this project will be set aside for households at 50% or below AMI, exceeding the 25% set aside requirements.

The project is currently going through the due diligence phase. Final legislative approvals for the Planned Unit Development (PUD) were obtained on July 27, 2010. Provided that the project period is not extended, the property is scheduled to be ready for occupancy (as evidenced by a certificate of completion) on or before June 30, 2011. The project loan will be evidenced by a note, mortgage (in first lien position), and a land use restriction agreement for a term of forty (40) years.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	0	0/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/52

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total Households	0	0	0	0/52	0/0	0/52	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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**Grantee Activity Number:** NSP004-001

**Activity Title:** Financing Mechanisms

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

NSP004

**Projected Start Date:**

02/15/2009

**Benefit Type:**

Direct Benefit (Households)

**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**

**Apr 1 thru Jun 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$1,993,352.67
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,993,352.67
<b>Program Funds Drawdown</b>	\$207,093.00	\$367,093.00
<b>Obligated CDBG DR Funds</b>	\$800,000.00	\$1,000,000.00
<b>Expended CDBG DR Funds</b>	\$667,902.67	\$907,902.67
City of Jacksonville, Housing & Neighborhoods Department	\$667,902.67	\$907,902.67
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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.

**Activity Progress Narrative:**

During the quarter ending June 30, 2010, the City closed twenty (20) purchase assistance transactions totaling \$667,902.67; bringing the grand total to date to twenty-seven (27) units totaling \$907,902.67.

The City of Jacksonville increased the budget for this activity to \$2,900,000 during the quarter ending June 30, 2010 to meet the anticipated purchase assistance need associated with the City's single family acquisition, rehabilitation, resale and redevelopment strategies.

There is currently one (1) firm commitment and fifteen (15) tentative commitments for purchase assistance totaling \$28,250.00 and \$600,000.00, respectively. The tentative commitments are associated with homebuyers who have not fully completed the qualification process, but which have executed purchase and sale agreements on the individual housing units. Full qualification and commitment is anticipated to be complete on or before August 15, 2010.

The City is holding homebuyer workshops on July 29, August 3, August 4, and August 10, 2010 to connect prospective eligible buyers with units available within our single family acquisition, rehabilitation, resale and redevelopment strategies. There are currently 29 units that are not under purchase and sale contracts for which buyers are being sought. In addition, the City will be represented at a community expo being held on August 7th. Information regarding available units and program applications will be available for potential buyers. It is anticipated that the City will meet the September 3, 2010 obligation deadline for all funding within this strategy.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	27	27/136

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	27	27	0/0	27/136	27/136	100.00
# Owner Households	0	27	27	0/0	27/136	27/136	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	

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<b>Grantee Activity Number:</b>	<b>NSP005-001</b>
<b>Activity Title:</b>	<b>Land Banking</b>

**Activity Category:**

Land Banking - Acquisition (NSP Only)

**Activity Status:**

Under Way

**Project Number:**

NSP005

**Project Title:**

NSP Land Banking

**Projected Start Date:**

02/15/2009

**Projected End Date:**

01/01/2013

**Benefit Type:**

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Jacksonville, Housing & Neighborhoods Department

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,720,369.33
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,720,369.33
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
City of Jacksonville, Housing & Neighborhoods Department	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

A land banking entity will be selected to assemble, temporarily manage and dispose of vacant land in all areas of greatest need for the purpose of stabilizing neighborhoods and to encourage re-use or re-development of urban property.

**Location Description:**

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

**Activity Progress Narrative:**

The City of Jacksonville entered into a firm commitment to fund a scattered site project of 79 units (contained on 22 parcels) that will eventually be used for rental activities. The closing for the purchase transaction is scheduled for July 2010. The total acquisition portion of this project totals \$680,000. NOTE: This transaction closed on July 27, 2010.

The remaining funds in this activity will be used for rehabilitation of the acquired units. The firm commitment for this phase of the project will be executed on or before August 15, 2010.

**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	0/79

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/79

### 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

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<b>Grantee Activity Number:</b>	<b>NSP006-001</b>
<b>Activity Title:</b>	<b>Demolition and Clearance</b>

**Activity Category:**  
Clearance and Demolition

**Activity Status:**  
Under Way

**Project Number:**  
NSP006

**Project Title:**  
NSP Demolition & Clearance

**Projected Start Date:**  
02/15/2009

**Projected End Date:**  
01/01/2013

**Benefit Type:**  
Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**  
NSP Only - LMMI

**Responsible Organization:**  
City of Jacksonville, Housing & Neighborhoods Department

Overall	Apr 1 thru Jun 30, 2010	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,000,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,000,000.00
<b>Program Funds Drawdown</b>	\$35,064.00	\$85,718.00
<b>Obligated CDBG DR Funds</b>	\$44,674.00	\$109,650.00
<b>Expended CDBG DR Funds</b>	\$27,149.00	\$98,378.00
City of Jacksonville, Housing & Neighborhoods Department	\$27,149.00	\$98,378.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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 areas as defined by the plan.

**Activity Progress Narrative:**

The City of Jacksonville has obligated 100% of the Demolition and Clearance funding under a memorandum of understanding with the Municipal Code Compliance Division. During the quarter ending June 30, 2010, Demolition and Clearance activities in the NSP program have increased dramatically. During the current quarter, an additional five (5) properties were demolished bringing the program total to date to 13 at an accumulated total cost of \$98,378. In addition, forty-four (44) specific properties have been identified and are under purchase orders totaling \$202,346.16, bringing total program expenditures and commitments to date to \$300,724.18 as of June 30, 2010. Note: An additional \$191,074.18 was obligated in DRGR on July 13, 2010 which reflects increases in purchase orders for this activity through June 30, 2010.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	11	13/125

# 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	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	13	13/125

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total Households	0	13	13	0/0	13/125	13/125	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	

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**Grantee Activity Number:** NSP007-001  
**Activity Title:** Redevelopment

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

**Activity Status:**  
 Under Way

**Project Number:**  
 NSP007

**Project Title:**  
 NSP Redevelopment

**Projected Start Date:**  
 02/15/2009

**Projected End Date:**  
 01/01/2013

**Benefit Type:**  
 Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 City of Jacksonville, Housing & Neighborhoods Department

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,793,588.00
Total CDBG Program Funds Budgeted	N/A	\$1,793,588.00
Program Funds Drawdown	\$68,733.00	\$135,233.00
Obligated CDBG DR Funds	\$430,200.00	\$628,200.00
Expended CDBG DR Funds	\$121,200.40	\$187,700.40
City of Jacksonville, Housing & Neighborhoods Department	\$121,200.40	\$187,700.40
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

**Activity Description:**

Financing will be provided as a 0% deferred payment loan during the construction period. At the time that the unit is sold to an income-eligible household, the housing partner will reimburse the grant an amount determined by the homeowner's affordability calculations.

**Location Description:**

This activity will be limited to existing Community Housing Development Organization (CHDO) areas which are located within the target areas outlined in the plan.

**Activity Progress Narrative:**

The City of Jacksonville currently has 11 projects in the pipeline for the redevelopment strategy with a total of \$1,001,588.20 in contract value of which 10 projects totaling \$946,891.20 under contract as of June 30, 2010. The remaining \$56,198.80 will be under contract prior to the September 3, 2010 obligation deadline.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	4/19

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	4/19

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total Households	0	0	0	0/0	4/19	4/19	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	

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