

Grantee: Jacksonville-Duval, FL

Grant: B-08-UN-12-0007

April 1, 2014 thru June 30, 2014 Performance Report



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

LOCCS Authorized Amount:

\$26,175,317.00

Grant Status:

Active

QPR Contact:

Laura Stagner-Crites

Estimated PI/RL Funds:

\$2,650,000.00

Total Budget:

\$28,825,317.00

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	\$28,825,317.00
Total Budget	\$0.00	\$28,825,317.00
Total Obligated	\$0.00	\$28,293,795.90
Total Funds Drawdown	\$0.00	\$24,288,508.58
Program Funds Drawdown	\$0.00	\$22,675,104.38
Program Income Drawdown	\$0.00	\$1,613,404.20
Program Income Received	\$0.00	\$2,859,424.87
Total Funds Expended	\$890,932.00	\$28,282,944.31
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	\$2,363,260.09
Limit on State Admin	\$0.00	\$2,363,260.09

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:

The City of Jacksonville continues to manage the construction of single family homeownership and redevelopment funded as program income becomes available.

Following the approval of the June 30, 2014 QPR, staff will be submitting an action plan amendment to separate the homeownership units that were developed and sold to households at or below 50% AMI.

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	\$2,895,338.00	\$2,233,104.03
NSP002, NSP Acquisition, Rehabilitation & Resale - Single Family	\$0.00	\$10,039,290.00	\$9,086,362.87
NSP003, NSP Acquisition, Rehabilitation & Resale - Multi-Family	\$0.00	\$7,286,278.00	\$4,816,293.07
NSP004, NSP Financing Mechanisms	\$0.00	\$3,137,255.70	\$2,198,564.67
NSP005, NSP Land Banking	\$0.00	\$1,720,369.33	\$1,620,496.84
NSP006, NSP Demolition & Clearance	\$0.00	\$1,000,000.00	\$926,694.90
NSP007, NSP Redevelopment	\$0.00	\$2,746,785.97	\$1,793,588.00



Activities

Project # / Title: NSP001 / NSP Planning & Administration

Grantee Activity Number: NSP001-001

Activity Title: NSP Planning & Administration - COJ

Activity Category:

Administration

Project Number:

NSP001

Projected Start Date:

02/15/2009

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

NSP Planning & Administration

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

Apr 1 thru Jun 30, 2014

N/A

To Date

\$2,895,338.00

Total Budget

\$0.00

\$2,895,338.00

Total Obligated

\$0.00

\$2,867,829.00

Total Funds Drawdown

\$0.00

\$2,363,260.09

Program Funds Drawdown

\$0.00

\$2,233,104.03

Program Income Drawdown

\$0.00

\$130,156.06

Program Income Received

\$0.00

\$250,298.89

Total Funds Expended

\$187,034.00

\$2,769,778.00

City of Jacksonville, Housing & Neighborhoods Department

\$187,034.00

\$2,769,778.00

Match Contributed

\$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:

The City of Jacksonville continues to administer the NSP1 grant activities through the completion of construction and is funding new activities as additional program income becomes available.

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

Project # / Title: NSP002 / NSP Acquisition, Rehabilitation & Resale - Single

Grantee Activity Number:	NSP002-000
Activity Title:	Rehabilitation of Foreclosed Properties for Resale

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

Total Budget

Total Obligated

Total Funds Drawdown

Program Funds Drawdown

Apr 1 thru Jun 30, 2014

N/A

\$0.00

\$0.00

\$0.00

\$0.00

To Date

\$5,732,839.00

\$5,732,839.00

\$5,230,690.00

\$5,107,518.98

\$4,965,855.98



Program Income Drawdown	\$0.00	\$141,663.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$5,732,839.00
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	

Grantee Activity Number:	NSP002-001
Activity Title:	Acquisition of Foreclosed Single-Family Units

Activity Category:

Acquisition - general

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:

01/01/2014

Completed Activity Actual End Date:
Responsible Organization:

City of Jacksonville, Housing & Neighborhoods Department

Overall
Total Projected Budget from All Sources
Apr 1 thru Jun 30, 2014

N/A

To Date

\$4,306,451.00

Total Budget

\$0.00

\$4,306,451.00

Total Obligated

\$0.00

\$4,306,451.00

Total Funds Drawdown

\$0.00

\$4,128,188.11

Program Funds Drawdown

\$0.00

\$4,120,506.89

Program Income Drawdown

\$0.00

\$7,681.22

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$4,293,130.76

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 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. Actual unit production will be reported under Rehabilitation.

Activity Progress Narrative:
Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/0
# of buildings (non-residential)	0	0/0



# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	72/0
Total acquisition compensation to	0	0/0

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

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	

Project # / Title: NSP003 / NSP Acquisition, Rehabilitation & Resale - Multi-

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

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP003

Projected Start Date:

02/15/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Planned

Project Title:

NSP Acquisition, Rehabilitation & Resale - Multi-Family

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, 2014	To Date
Total Projected Budget from All Sources	N/A	\$7,286,278.00
Total Budget	\$0.00	\$7,286,278.00
Total Obligated	\$0.00	\$7,286,278.00
Total Funds Drawdown	\$0.00	\$5,723,835.34
Program Funds Drawdown	\$0.00	\$4,816,293.07
Program Income Drawdown	\$0.00	\$907,542.27
Program Income Received	\$0.00	\$410,141.49
Total Funds Expended	\$0.00	\$7,286,278.00
Match Contributed	\$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:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1
# ELI Households (0-30% AMI)	0	39/0

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	52/52	0/0	52/52	100.00
# Renter Households	0	0	0	52/52	0/0	52/52	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

Project # / Title: NSP004 / NSP Financing Mechanisms**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 (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**Apr 1 thru Jun 30, 2014****To Date****Total Projected Budget from All Sources**

N/A

\$2,917,417.34

Total Budget

\$0.00

\$2,917,417.34

Total Obligated

\$0.00

\$3,137,255.70

Total Funds Drawdown

\$0.00

\$2,624,926.32

Program Funds Drawdown

\$0.00

\$2,198,564.67

Program Income Drawdown

\$0.00

\$426,361.65

Program Income Received

\$0.00

\$1,073,105.82

Total Funds Expended

\$0.00

\$2,984,926.32

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	

Project # / Title: NSP007 / NSP Redevelopment

Grantee Activity Number: NSP007-001

Activity Title: Redevelopment

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP007

Projected Start Date:

02/15/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP Redevelopment

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, 2014	To Date
Total Projected Budget from All Sources	N/A	\$2,966,624.33
Total Budget	\$0.00	\$2,966,624.33
Total Obligated	\$0.00	\$2,746,785.97
Total Funds Drawdown	\$0.00	\$1,793,588.00
Program Funds Drawdown	\$0.00	\$1,793,588.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$1,125,878.67
Total Funds Expended	\$703,898.00	\$2,497,486.00
City of Jacksonville, Housing & Neighborhoods Department	\$703,898.00	\$2,497,486.00
Match Contributed	\$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 continues its Redevelopment activities under construction and additional projects funded by program income. There are currently five single family homeownership projects under rehabilitation.

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 Households	0	0	0	3/0	1/19	4/19	100.00
# Owner Households	0	0	0	3/0	1/19	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

