

Grantee: Charlotte County, FL

Grant: B-11-UN-12-0025

April 1, 2011 thru June 30, 2011 Performance Report

Grant Number:

B-11-UN-12-0025

Obligation Date:**Grantee Name:**

Charlotte County, FL

Award Date:**Grant Amount:**

\$2,022,962.00

Contract End Date:

03/11/2014

Grant Status:

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

Robert herbert

Disasters:**Declaration Number**

NSP

Narratives**Summary of Distribution and Uses of NSP Funds:**

Charlotte County will utilize the NSP3 Grant funds to serve areas within the greatest areas of need identified in the NSP3 Mapping Tools scoring 17 or above.

Acquisition and Rehab of foreclosed Properties LMMI \$948,695.00

Demolition \$50,000.00

Redevelopment \$316,231.00

Administration \$202,296.00

Acquisition & rehab (25%-set aside) \$252,870.00

Redevelopment/New Construction \$252,870.00

How Fund Use Addresses Market Conditions:

Funds used in the NSP III program will provide market condition improvement by:

- Providing construction workers jobs that creates an economic boost
- By purchasing sub-standard housing and removing them from the housing inventory creating an enhancement of the need for new construction and creating new jobs
- Eliminating blighted or abandoned properties that are health and safety risks

The recession has affected the Charlotte County area in significant proportions. At one point, this County had the highest rate of foreclosures in the State. This has not diminished to this point. A number of foreclosed, abandoned, or blighted structures are in this target area.

Stabilization of these conditions in this neighborhood will enhance recovery the recovery in this area.

These funds are being used as the kickoff of a much larger project being undertaken by the County and the neighborhood residential and commercial interests to commit further resources over the next ten years in the target area to further rehabilitate the neighborhood.

Ensuring Continued Affordability:

Charlotte County will maintain affordability standards for NSP III assisted housing by adopting minimum HOME standards of homeownership as found at 24 CFR 92.252 (a) (c) (e) and (f) and to ensure long term affordability.

Currently Charlotte County is adhering to the Charlotte County Local Housing Assistance Plan that requires a minimum of twenty years of affordability that relates to a 30% maximum of income levels of households for the cost of housing. Income eligibility is based on the Area Median Income as published annually by the U.S. Department HUD.

Definition of Blighted Structure:

Blighted Structure is a building or housing unit that is not being maintained to a minimum housing standard and exhibits common housing violations such as those definitions found in Florida Statutes Chapter 163.340, which outlines the following conditions:

1. Building deterioration
2. Site deterioration or site deficiencies
3. Unsanitary and unsafe conditions and incompatible uses

4. Six or more ownership parcels per block
5. Buildings greater than 40 years of age
6. Presence of closed/vacant buildings
7. Presence of vacant lots
8. Buildings in violation of property maintenance code violations
9. Presence of buildings scheduled for demolition

A blighted structure will meet one or more of the aforementioned criteria.

Definition of Affordable Rents:

Charlotte County will abide by HOME guidelines for maintaining affordable rents for homeownership as found at 24 CFR part 92.252 and 92.254.

Housing costs, including rent not to exceed 30% of household income level. Households must fall into the income levels for Area Median Income as established annually by US Department of HUD.

Housing Rehabilitation/New Construction Standards:

Charlotte County will use adopted rehabilitation standards to guide all work specifications written for NSP rehabilitated properties. The County’s rehabilitation standards to the extent feasible, incorporate “green” rehabilitation techniques to the areas addressed in the County’s residential rehabilitation standards document. The areas addressed include:

- A. Exterior Surface
- B. Foundations and Structures
- C. Windows and Doors
- D. Roofing
- E. Insulation/Ventilation
- F. Interior Standards (Including Lead and Asbestos Compliance)
- G. Electrical
- H. Plumbing, HVAC and other major mechanical systems.
- I. The County’s residential rehabilitation standards comply with all applicable state and local building codes and Federal regulations that govern the CDBG/NSP program.

Vicinity Hiring:

Charlotte County subscribes to non-discriminatory equal opportunity hiring and requires all contractors and sub-contractors seek Section 3 individuals to fill positions in the construction under this and all affordable housing construction projects. This would include to posting and advertising of positions in the local areas where any affordable housing development is being conducted. Reports, as appropriate, will be generated to document these practices and the tracking of new hires.

Procedures for Preferences for Affordable Rental Dev.:

Charlotte County will ensure housing costs, including rents, will not exceed the 30% level of household income. Household income must fall into the income levels as established by the U.S. Department of HUD as published annually.

Grantee Contact Information:

Robert P. Hebert
 410 Taylor Street, Suite 101
 Punta Gorda, FL 33950
 941-505-4889 - Office
 941-628-0507 - Cell
 941-505-4890 - Fax
 email: robert.hebert@charlottefl.com

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$2,022,962.00
Total CDBG Program Funds Budgeted	N/A	\$2,022,962.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00

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
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$303,444.30	\$0.00
Limit on Admin/Planning	\$202,296.20	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$202,296.20	\$202,296.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$505,740.50	\$505,740.00

Overall Progress Narrative:

Seven foreclosed properties have been identified - Appraisals and Environmental studies are being completed. Offers have been accepted on four properties and rejected on three. Two abandoned properties have been identified for demolition. Closings and expenditure of funds will occur in next quarter.

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

Grantee: Charlotte County, FL

Grant: B-11-UN-12-0025

July 1, 2011 thru September 30, 2011 Performance Report

Grant Number:

B-11-UN-12-0025

Obligation Date:**Grantee Name:**

Charlotte County, FL

Award Date:**Grant Amount:**

\$2,022,962.00

Contract End Date:

03/11/2014

Grant Status:

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

Robert herbert

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

Charlotte County will utilize the NSP3 Grant funds to serve areas within the greatest areas of need identified in the NSP3 Mapping Tools scoring 17 or above.

Acquisition and Rehab of foreclosed Properties LMMI \$948,695.00

Demolition \$50,000.00

Redevelopment \$316,231.00

Administration \$202,296.00

Acquisition & rehab (25%-set aside) \$252,870.00

Redevelopment/New Construction \$252,870.00

How Fund Use Addresses Market Conditions:

Funds used in the NSP III program will provide market condition improvement by:

- Providing construction workers jobs that creates an economic boost
- By purchasing sub-standard housing and removing them from the housing inventory creating an enhancement of the need for new construction and creating new jobs
- Eliminating blighted or abandoned properties that are health and safety risks

The recession has affected the Charlotte County area in significant proportions. At one point, this County had the highest rate of foreclosures in the State. This has not diminished to this point. A number of foreclosed, abandoned, or blighted structures are in this target area. Stabilization of these conditions in this neighborhood will enhance recovery the recovery in this area.

These funds are being used as the kickoff of a much larger project being undertaken by the County and the neighborhood residential and commercial interests to commit further resources over the next ten years in the target area to further rehabilitate the neighborhood.

Ensuring Continued Affordability:

Charlotte County will maintain affordability standards for NSP III assisted housing by adopting minimum HOME standards of homeownership as found at 24 CFR 92.252 (a) (c) (e) and (f) and to ensure long term affordability.

Currently Charlotte County is adhering to the Charlotte County Local Housing Assistance Plan that requires a minimum of twenty years of affordability that relates to a 30% maximum of income levels of households for the cost of housing. Income eligibility is based on the Area Median Income as published annually by the U.S. Department HUD.

Definition of Blighted Structure:

Blighted Structure is a building or housing unit that is not being maintained to a minimum housing standard and exhibits common housing violations such as those definitions found in Florida Statutes Chapter 163.340, which outlines the following conditions:

1. Building deterioration
2. Site deterioration or site deficiencies
3. Unsanitary and unsafe conditions and incompatible uses

4. Six or more ownership parcels per block
5. Buildings greater than 40 years of age
6. Presence of closed/vacant buildings
7. Presence of vacant lots
8. Buildings in violation of property maintenance code violations
9. Presence of buildings scheduled for demolition

A blighted structure will meet one or more of the aforementioned criteria.

Definition of Affordable Rents:

Charlotte County will abide by HOME guidelines for maintaining affordable rents for homeownership as found at 24 CFR part 92.252 and 92.254.

Housing costs, including rent not to exceed 30% of household income level. Households must fall into the income levels for Area Median Income as established annually by US Department of HUD.

Housing Rehabilitation/New Construction Standards:

Charlotte County will use adopted rehabilitation standards to guide all work specifications written for NSP rehabilitated properties. The County’s rehabilitation standards to the extent feasible, incorporate “green” rehabilitation techniques to the areas addressed in the County’s residential rehabilitation standards document. The areas addressed include:

- A. Exterior Surface
- B. Foundations and Structures
- C. Windows and Doors
- D. Roofing
- E. Insulation/Ventilation
- F. Interior Standards (Including Lead and Asbestos Compliance)
- G. Electrical
- H. Plumbing, HVAC and other major mechanical systems.
- I. The County’s residential rehabilitation standards comply with all applicable state and local building codes and Federal regulations that govern the CDBG/NSP program.

Vicinity Hiring:

Charlotte County subscribes to non-discriminatory equal opportunity hiring and requires all contractors and sub-contractors seek Section 3 individuals to fill positions in the construction under this and all affordable housing construction projects. This would include to posting and advertising of positions in the local areas where any affordable housing development is being conducted. Reports, as appropriate, will be generated to document these practices and the tracking of new hires.

Procedures for Preferences for Affordable Rental Dev.:

Charlotte County will ensure housing costs, including rents, will not exceed the 30% level of household income. Household income must fall into the income levels as established by the U.S. Department of HUD as published annually.

Grantee Contact Information:

Robert P. Hebert
 410 Taylor Street, Suite 101
 Punta Gorda, FL 33950
 941-505-4889 - Office
 941-628-0507 - Cell
 941-505-4890 - Fax
 email: robert.hebert@charlottefl.com

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$2,022,962.00
Total CDBG Program Funds Budgeted	N/A	\$2,022,962.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00

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
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$303,444.30	\$0.00
Limit on Admin/Planning	\$202,296.20	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$202,296.20	\$202,296.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$505,740.50	\$505,740.00

Overall Progress Narrative:

Due to system error activities are not reported in this quarter. Activities included the acquisition of 11 properties and the demolition of one property. All the associated costs as well as categories of these properties will be included in the QPR for the period ending 12/31/2011.

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
NSP-3-Adm, Administration	\$0.00	\$202,296.00	\$0.00
NSP-3-B, Acquisition and rehabilitation	\$0.00	\$1,201,565.00	\$0.00
NSP-3-D, Demolition	\$0.00	\$50,000.00	\$0.00
NSP-3-E, Redevelopment - new	\$0.00	\$569,101.00	\$0.00

Grantee: Charlotte County, FL

Grant: B-11-UN-12-0025

October 1, 2011 thru December 31, 2011 Performance Report



Grant Number:

B-11-UN-12-0025

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

Charlotte County, FL

Contract End Date:

03/11/2014

Review by HUD:

Reviewed and Approved

Grant Amount:

\$2,022,962.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

Estimated PI/RL Funds:

\$0.00

Total Budget:

\$2,022,962.00

Disasters:

Declaration Number

No Disasters Found

Narratives

Summary of Distribution and Uses of NSP Funds:

Charlotte County will utilize the NSP3 Grant funds to serve areas within the greatest areas of need identified in the NSP3 Mapping Tools scoring 17 or above.

Acquisition and Rehab of foreclosed Properties LMMI \$948,695.00

Demolition \$50,000.00

Redevelopment \$316,231.00

Administration \$202,296.00

Acquisition & rehab (25%-set aside) \$252,870.00

Redevelopment/New Construction \$252,870.00

How Fund Use Addresses Market Conditions:

Funds used in the NSP III program will provide market condition improvement by:

- Providing construction workers jobs that creates an economic boost
- By purchasing sub-standard housing and removing them from the housing inventory creating an enhancement of the need for new construction and creating new jobs
- Eliminating blighted or abandoned properties that are health and safety risks

The recession has affected the Charlotte County area in significant proportions. At one point, this County had the highest rate of foreclosures in the State. This has not diminished to this point. A number of foreclosed, abandoned, or blighted structures are in this target area. Stabilization of these conditions in this neighborhood will enhance recovery the recovery in this area.

These funds are being used as the kickoff of a much larger project being undertaken by the County and the neighborhood residential and commercial interests to commit further resources over the next ten years in the target area to further rehabilitate the neighborhood.

Ensuring Continued Affordability:

Charlotte County will maintain affordability standards for NSP III assisted housing by adopting minimum HOME standards of homeownership as found at 24 CFR 92.252 (a) (c) (e) and (f) and to ensure long term affordability.

Currently Charlotte County is adhering to the Charlotte County Local Housing Assistance Plan that requires a minimum of twenty years of affordability that relates to a 30% maximum of income levels of households for the cost of housing. Income eligibility is based on the Area Median Income as published annually by the U.S. Department HUD.

Definition of Blighted Structure:

Blighted Structure is a building or housing unit that is not being maintained to a minimum housing standard and exhibits common housing violations such as those definitions found in Florida Statutes Chapter 163.340, which outlines the following conditions:

1. Building deterioration
2. Site deterioration or site deficiencies



3. Unsanitary and unsafe conditions and incompatible uses
4. Six or more ownership parcels per block
5. Buildings greater than 40 years of age
6. Presence of closed/vacant buildings
7. Presence of vacant lots
8. Buildings in violation of property maintenance code violations
9. Presence of buildings scheduled for demolition

A blighted structure will meet one or more of the aforementioned criteria.

Definition of Affordable Rents:

Charlotte County will abide by HOME guidelines for maintaining affordable rents for homeownership as found at 24 CFR part 92.252 and 92.254.

Housing costs, including rent not to exceed 30% of household income level. Households must fall into the income levels for Area Median Income as established annually by US Department of HUD.

Housing Rehabilitation/New Construction Standards:

Charlotte County will use adopted rehabilitation standards to guide all work specifications written for NSP rehabilitated properties. The County’s rehabilitation standards to the extent feasible, incorporate “green” rehabilitation techniques to the areas addressed in the County’s residential rehabilitation standards document. The areas addressed include:

- A. Exterior Surface
- B. Foundations and Structures
- C. Windows and Doors
- D. Roofing
- E. Insulation/Ventilation
- F. Interior Standards (Including Lead and Asbestos Compliance)
- G. Electrical
- H. Plumbing, HVAC and other major mechanical systems.
- I. The County’s residential rehabilitation standards comply with all applicable state and local building codes and Federal regulations that govern the CDBG/NSP program.

Vicinity Hiring:

Charlotte County subscribes to non-discriminatory equal opportunity hiring and requires all contractors and sub-contractors seek Section 3 individuals to fill positions in the construction under this and all affordable housing construction projects. This would include to posting and advertising of positions in the local areas where any affordable housing development is being conducted. Reports, as appropriate, will be generated to document these practices and the tracking of new hires.

Procedures for Preferences for Affordable Rental Dev.:

Charlotte County will ensure housing costs, including rents, will not exceed the 30% level of household income. Household income must fall into the income levels as established by the U.S. Department of HUD as published annually.

Grantee Contact Information:

Robert P. Hebert
 410 Taylor Street, Suite 101
 Punta Gorda, FL 33950
 941-505-4889 - Office
 941-628-0507 - Cell
 941-505-4890 - Fax
 email: robert.hebert@charlottefl.com

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$2,022,962.00
Total Budget	\$0.00	\$2,022,962.00
Total Obligated	\$148,799.24	\$148,799.24
Total Funds Drawdown	\$148,799.24	\$148,799.24
Program Funds Drawdown	\$148,799.24	\$148,799.24
Program Income Drawdown	\$0.00	\$0.00



Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$148,799.24	\$148,799.24
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	\$303,444.30	\$0.00
Limit on Admin/Planning	\$202,296.20	\$393.09
Limit on State Admin	\$0.00	\$393.09

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$202,296.20	\$202,296.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$505,740.50	\$505,740.00

Overall Progress Narrative:

To date Charlotte County has acquired eight (8) properties for rehab or demolition and rebuilding. One (1) property, not owned by the LG, has been demolished.

Currently getting legal review of the new agreement with Habitat for Humanity for the work as Construction Partner. Expect this to be accomplished during January 2012. Working with Regional HUD Staff to determine the best way to categorize program partners to meet HUD guidelines.

Five (5) additional abandoned or condemned demolition properties are identified and pending Court orders for demo. Expect these Court orders in 1st quarter 2012 with demolition following within thirty (30) days.

It is anticipated that there will be a fund drawdown in the 1st month of the next quarter and rehab and construction will begin in February 2012.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NSP-3-Adm, Administration	\$393.09	\$202,296.00	\$393.09
NSP-3-B, Acquisition and rehabilitation	\$122,458.57	\$1,201,565.00	\$122,458.57
NSP-3-D, Demolition	\$1,902.40	\$50,000.00	\$1,902.40
NSP-3-E, Redevelopment - new	\$24,045.18	\$569,101.00	\$24,045.18



Activities

Grantee Activity Number:	NSP - 3-1
Activity Title:	Acquisition and Rehab of foreclosed properties

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP-3-B

Projected Start Date:

04/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition and rehabilitation

Projected End Date:

03/30/2014

Completed Activity Actual End Date:

Responsible Organization:

Charlotte County

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$948,695.00
Total Budget	\$0.00	\$948,695.00
Total Obligated	\$56,787.28	\$56,787.28
Total Funds Drawdown	\$56,787.28	\$56,787.28
Program Funds Drawdown	\$56,787.28	\$56,787.28
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$56,787.28	\$56,787.28
Charlotte County	\$56,787.28	\$56,787.28
Match Contributed	\$0.00	\$0.00

Activity Description:

This area has been designated by the Charlotte County Board of County Commissioners as a Community Redevelopment Area (CRA). This provides the basis of pursuing up to seven properties, foreclosed or abandoned for rehab and then making them available to LMI Households for occupancy. Property acquisition will be conducted by the County Real Estate Services Department in concert with area Realtors and lending institutions. Acquisition will include initial inspection, an independent appraisal to determine value and offer level (not to exceed 99% of appraised value). With acceptance of, rehabilitation will commence by first bidding out the necessary work and executing appropriate contracts with local contractors. All reconstruction will utilize green building materials. All contractors have been instructed on the value and obligation of seeking new employees that are Section 3 qualified.

With the completion of the construction phase, all of these properties will be made available for LMI Households. Primarily for long term home ownership if financing is available or long term rentals based income qualification

Location Description:

Neighborhood ID #8827484 &ndash Port Charlotte, Charlotte County, Florida &ndash boundaries &ndash U.S. Route 41 to the West and South; Midway Boulevard to the North and Conway to the South East. Map Attached as Attachment A

Activity Progress Narrative:

Under Strategy 1 Charlotte County has acquired eight proeprties. Six of these properties are part of this strategy. Costs has included acquisition, appraisal, inspection, environmental reviews, deposits, purchase price and utilities after acquisition. In the process of determining the next steps as it relates to rehabbing or demo and rebuilding the properties.



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:	NSP -3-2
Activity Title:	Demolition of condemned or blighted structures

Activity Category:

Clearance and Demolition

Project Number:

NSP-3-D

Projected Start Date:

04/01/2011

Benefit Type:

Area ()

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Demolition

Projected End Date:

03/30/2014

Completed Activity Actual End Date:

Responsible Organization:

Charlotte County

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$50,000.00
Total Budget	\$0.00	\$50,000.00
Total Obligated	\$1,902.40	\$1,902.40
Total Funds Drawdown	\$1,902.40	\$1,902.40
Program Funds Drawdown	\$1,902.40	\$1,902.40
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$1,902.40	\$1,902.40
Charlotte County	\$1,902.40	\$1,902.40
Match Contributed	\$0.00	\$0.00

Activity Description:

In conjunction with the Charlotte County Building Code Enforcement Department and visual observation we will identify blighted and/or condemned properties. Legal authority will be determined to allow for demolition of structures. With legal authority demolition jobs will be assigned to contracted demo companies. Liens for the cost amount of each demo will be filed against the property.

Location Description:

Neighborhood ID #8827484 &ndash Port Charlotte, Charlotte County, Florida &ndash boundaries &ndash U.S. Route 41 to the West and South; Midway Boulevard to the North and Conway to the South East. Map Attached as Attachment A

Activity Progress Narrative:

Under Strategy 2, Charlotte County has completed demolition of one property in the target area that was condemned and abandoned as determined by the Code Enforcement Board of the County. There are six others in the process of review and are potential demo candidtaes. It is noted that these properties are not owned by the Grantee. They are privately owned and a lein is paced on each for the cost of the demolition. This is to eliminate blighted structures in the target area.

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:	NSP -3-4
Activity Title:	Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

NSP-3-Adm

Project Title:

Administration

Projected Start Date:

04/01/2011

Projected End Date:

03/30/2014

Benefit Type:

()

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Charlotte County

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$202,296.00
Total Budget	\$0.00	\$202,296.00
Total Obligated	\$393.09	\$393.09
Total Funds Drawdown	\$393.09	\$393.09
Program Funds Drawdown	\$393.09	\$393.09
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$393.09	\$393.09
Charlotte County	\$393.09	\$393.09
Match Contributed	\$0.00	\$0.00

Activity Description:

Reimbursement for Administration cost the expenses of administering this program

Location Description:

The Main office for Administration of this activity is located at 410 Taylor Street, Punta Gorda, Florida 33950

Activity Progress Narrative:

Under Strategy 4, Charlotte County has expended these funds for allowed administration costs.

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:	NSP -3-5
Activity Title:	Acq. & Rehab of foreclosed prop. (Set-Aside)

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
NSP-3-B

Project Title:
Acquisition and rehabilitation

Projected Start Date:
04/01/2011

Projected End Date:
03/30/2014

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LH - 25% Set-Aside

Responsible Organization:
Charlotte County

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$252,870.00
Total Budget	\$0.00	\$252,870.00
Total Obligated	\$65,671.29	\$65,671.29
Total Funds Drawdown	\$65,671.29	\$65,671.29
Program Funds Drawdown	\$65,671.29	\$65,671.29
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$65,671.29	\$65,671.29
Charlotte County	\$65,671.29	\$65,671.29
Match Contributed	\$0.00	\$0.00

Activity Description:

This area has been designated by the Charlotte County Board of County Commissioners as a Community Redevelopment Area (CRA). This provides the basis of pursuing up to two properties, foreclosed or abandoned for rehab and then making them available to VLI Households for occupancy. Property acquisition will be conducted by the County Real Estate Services Department in concert with area Realtors and lending institutions. Acquisition will include initial inspection, an independent appraisal to determine value and offer level (not to exceed 99% of appraised value). With acceptance of, rehabilitation will commence by first bidding out the necessary work and executing appropriate contracts with local contractors. All reconstruction will utilize green building materials. All contractors have been instructed on the value and obligation of seeking new employees that are Section 3 qualified.

With the completion of the construction phase, all of these properties will be made available for VLI Households. Primarily for long term home ownership if financing is available or long term rentals based income qualification. This activity will be used to house individuals or families whose incomes do not exceed 50% of area median income (VLI).

Location Description:

Neighborhood ID #8827484 &ndash Port Charlotte, Charlotte County, Florida &ndash boundaries &ndash U.S. Route 41 to the West and South; Midway Boulevard to the North and Conway to the South East. Map Attached as Attachment A

Activity Progress Narrative:

Under Strategy 5, Charlotte County has acquired two (2) properties for rental for for the 25% set aside requirement. Decisions are being made regarding the rehabilitation or rebuilding of these properties.



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: NSP 3-3

Activity Title: Redevelopment by new construction

Activity Category:

Construction of new housing

Project Number:

NSP-3-E

Projected Start Date:

04/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment - new

Projected End Date:

03/30/2014

Completed Activity Actual End Date:

Responsible Organization:

Charlotte County

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$316,231.00
Total Budget	\$0.00	\$316,231.00
Total Obligated	\$1,075.82	\$1,075.82
Total Funds Drawdown	\$1,075.82	\$1,075.82
Program Funds Drawdown	\$1,075.82	\$1,075.82
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$1,075.82	\$1,075.82
Charlotte County	\$1,075.82	\$1,075.82
Match Contributed	\$0.00	\$0.00

Activity Description:

The County Real Estate Services Department will identify qualifying properties for acquisition in the targeted area. Acquisition of these properties will be pursued. New houses will be constructed for availability for LMI Households. All construction will utilize green building materials. All contractors have been instructed on the value and obligation of seeking new employees that are Section 3 qualified. With the completion of the construction phase, all of these properties will be made available for LMI Households. Primarily for long term home ownership if financing is available or long term rentals based income qualification.

Location Description:

Neighborhood ID #8827484 &ndash Port Charlotte, Charlotte County, Florida &ndash boundaries &ndash U.S. Route 41 to the West and South; Midway Boulevard to the North and Conway to the South East. Map Attached as Attachment A

Activity Progress Narrative:

Under Strategy 3, Charlotte County has acquired three properties for clearing for new construction. Costs invoiced include the costs of appraisals, inspections, purchase, deposits, environmental reviews and outside real estate services for the acquisitions by internal departments.

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:	NSP-3-6
Activity Title:	Redevelopment by new construction (Set-Aside)

Activity Category:

Construction of new housing

Project Number:

NSP-3-E

Projected Start Date:

04/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Redevelopment - new

Projected End Date:

03/30/2014

Completed Activity Actual End Date:

Responsible Organization:

Charlotte County

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$252,870.00
Total Budget	\$0.00	\$252,870.00
Total Obligated	\$22,969.36	\$22,969.36
Total Funds Drawdown	\$22,969.36	\$22,969.36
Program Funds Drawdown	\$22,969.36	\$22,969.36
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$22,969.36	\$22,969.36
Charlotte County	\$22,969.36	\$22,969.36
Match Contributed	\$0.00	\$0.00

Activity Description:

The County Real Estate Services Department will identify qualifying properties for acquisition in the targeted area. Acquisition of these properties will be pursued. New houses will be constructed for availability for VLI Households. All construction will utilize green building materials. All contractors have been instructed on the value and obligation of seeking new employees that are Section 3 qualified. With the completion of the construction phase, all of these properties will be made available for VLI Households. Primarily for long term home ownership if financing is available or long term rentals based income qualification. This activity will be used to house individuals or families whose incomes do not exceed 50% of area median income (VLI).

Location Description:

Neighborhood ID #8827484 &ndash Port Charlotte, Charlotte County, Florida &ndash boundaries &ndash U.S. Route 41 to the West and South; Midway Boulevard to the North and Conway to the South East. Map Attached as Attachment A

Activity Progress Narrative:

Under Strategy 6, Charlotte County has acquired one property for the new construction 25% set aside.

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
