

**Grantee: Charlotte County, FL**

**Grant: B-11-UN-12-0025**

**January 1, 2012 thru March 31, 2012 Performance Report**

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**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:**

Robert herbert

**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

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$2,022,962.00
<b>Total Budget</b>	\$0.00	\$2,022,962.00
<b>Total Obligated</b>	\$107,333.26	\$256,132.50
<b>Total Funds Drawdown</b>	\$107,333.26	\$256,132.50
<b>Program Funds Drawdown</b>	\$107,333.26	\$256,132.50
<b>Program Income Drawdown</b>	\$0.00	\$0.00



<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$148,799.24
<b>Match Contributed</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Required</b>	<b>To Date</b>
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$303,444.30	\$0.00
<b>Limit on Admin/Planning</b>	\$202,296.20	\$8,847.37
<b>Limit on State Admin</b>	\$0.00	\$8,847.37

## Progress Toward Activity Type Targets

<b>Activity Type</b>	<b>Target</b>	<b>Actual</b>
<b>Administration</b>	\$202,296.20	\$202,296.00

## Progress Toward National Objective Targets

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

## Overall Progress Narrative:

During this quarter there has been added activity in the NSP-3-D Activity. One additional Demolition has been accomplished but not invoiced. Invoicing will take place in the next 30 days.

NSP-3-B has had activity in the area of a cooperative venture with the Charlotte/Desoto Building Industry Association to move forward the rehab of an acquired property for the purposes of rehabbing it with Green and energy efficient materials and then use as a model for the target area prior to occupancy. Actual construction is expected to begin in the next quarter.

During this quarter significant time has been spent with a HUD assigned TA person in an effort to clarify and solidify the arrangement with the Charlotte County Habitat for Humanity. This relationship was intact in our NSP I program and worked exceedingly well. At this point the final draft of the agreement proper is complete and is being circulated to the various legal departments. The final exhibits are under development. This process is expected to be presented to the appropriate Boards in the first 30 days of the next quarter. When completed full construction under NSP-3-B & E will start within 30 days and be complete within 6 months of all currently acquired properties.

## Project Summary

<b>Project #, Project Title</b>	<b>This Report Period</b>	<b>To Date</b>	
	<b>Program Funds Drawdown</b>	<b>Project Funds Budgeted</b>	<b>Program Funds Drawdown</b>
NSP-3-Adm, Administration	\$8,454.28	\$202,296.00	\$8,847.37
NSP-3-B, Acquisition and rehabilitation	\$72,999.63	\$1,201,565.00	\$195,458.20



NSP-3-D, Demolition	\$565.78	\$50,000.00	\$2,468.18
NSP-3-E, Redevelopment - new	\$25,313.57	\$569,101.00	\$49,358.75



## Activities

<b>Grantee Activity Number:</b>	<b>NSP - 3-1</b>
<b>Activity Title:</b>	<b>Acquisition and Rehab of foreclosed properties</b>

**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	Jan 1 thru Mar 31, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$948,695.00
<b>Total Budget</b>	\$0.00	\$948,695.00
<b>Total Obligated</b>	\$68,844.78	\$125,632.06
<b>Total Funds Drawdown</b>	\$68,844.78	\$125,632.06
<b>Program Funds Drawdown</b>	\$68,844.78	\$125,632.06
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$56,787.28
Charlotte County	\$0.00	\$56,787.28
<b>Match Contributed</b>	\$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:

The costs for this activity include:

\$68,844.78 was for the acquisitionn of two properties #307 & #321

\$4,154.85 was for acquisition costs and basic maintenance of properties in readiness for construction



### 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>NSP -3-2</b>
<b>Activity Title:</b>	<b>Demolition of condemned or blighted structures</b>

**Activity Category:**  
Clearance and Demolition

**Activity Status:**  
Under Way

**Project Number:**  
NSP-3-D

**Project Title:**  
Demolition

**Projected Start Date:**  
04/01/2011

**Projected End Date:**  
03/30/2014

**Benefit Type:**  
Area ( )

**Completed Activity Actual End Date:**

**National Objective:**  
NSP Only - LMMI

**Responsible Organization:**  
Charlotte County

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$50,000.00
<b>Total Budget</b>	\$0.00	\$50,000.00
<b>Total Obligated</b>	\$565.78	\$2,468.18
<b>Total Funds Drawdown</b>	\$565.78	\$2,468.18
<b>Program Funds Drawdown</b>	\$565.78	\$2,468.18
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$1,902.40
Charlotte County	\$0.00	\$1,902.40
<b>Match Contributed</b>	\$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:**

The costs for this item are for costs related to demolition of properties not county owned. These expenditures relate to staffing time in preparation for the court action.

**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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**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**

**Jan 1 thru Mar 31, 2012**

**To Date**

**Total Projected Budget from All Sources**

N/A

\$202,296.00

**Total Budget**

\$0.00

\$202,296.00

**Total Obligated**

\$8,454.28

\$8,847.37

**Total Funds Drawdown**

\$8,454.28

\$8,847.37

**Program Funds Drawdown**

\$8,454.28

\$8,847.37

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$393.09

Charlotte County

\$0.00

\$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:**

These cost amounts were for:

\$7,063.41 is for Employee Salaries

\$1,390.87 is for Employee travel to educational session sponsored by HUS and Miscellaneous administrative 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

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**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	Jan 1 thru Mar 31, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$252,870.00
<b>Total Budget</b>	\$0.00	\$252,870.00
<b>Total Obligated</b>	\$4,154.85	\$69,826.14
<b>Total Funds Drawdown</b>	\$4,154.85	\$69,826.14
<b>Program Funds Drawdown</b>	\$4,154.85	\$69,826.14
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$65,671.29
<b>Match Contributed</b>	\$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:**



## 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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**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

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$316,231.00
<b>Total Budget</b>	\$0.00	\$316,231.00
<b>Total Obligated</b>	\$23,259.91	\$24,335.73
<b>Total Funds Drawdown</b>	\$23,259.91	\$24,335.73
<b>Program Funds Drawdown</b>	\$23,259.91	\$24,335.73
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$1,075.82
Charlotte County	\$0.00	\$1,075.82
<b>Match Contributed</b>	\$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:**

These costs relate to the acquisition of property #301 and the realated costs for maintenance and upkeep in readiness for construction.

**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>NSP-3-6</b>
<b>Activity Title:</b>	<b>Redevelopment by new construction (Set-Aside)</b>

**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

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$252,870.00
<b>Total Budget</b>	\$0.00	\$252,870.00
<b>Total Obligated</b>	\$2,053.66	\$25,023.02
<b>Total Funds Drawdown</b>	\$2,053.66	\$25,023.02
<b>Program Funds Drawdown</b>	\$2,053.66	\$25,023.02
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$22,969.36
Charlotte County	\$0.00	\$22,969.36
<b>Match Contributed</b>	\$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:**

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**Activity Progress Narrative:**

These cost items are for acquisition costs and maintenanc eand upkeep in readiness for construction 2,053.66

**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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**Grantee: Charlotte County, FL**

**Grant: B-11-UN-12-0025**

**April 1, 2012 thru June 30, 2012 Performance Report**

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**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:**

Submitted - Await for Review

**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

NSP

## Narratives

### Summary of Distribution and Uses of NSP Funds:

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

Demolition \$50,000.00

Redevelopment \$316,231.00

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- Providing construction workers jobs that creates an economic boost
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- Eliminating blighted or abandoned properties that are health and safety risks

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

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- B. Foundations and Structures
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- 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

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$2,022,962.00
<b>Total Budget</b>	\$0.00	\$2,022,962.00
<b>Total Obligated</b>	\$12,950.87	\$269,083.37
<b>Total Funds Drawdown</b>	\$12,950.87	\$269,083.37
<b>Program Funds Drawdown</b>	\$12,950.87	\$269,083.37



Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$12,950.87	\$161,750.11
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	\$12,241.28
Limit on State Admin	\$0.00	\$12,241.28

## 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:

Progress this quarter consists of preparation of the Historical Clearance packets and the preparation and review of the construction contract. Staff also attended the NSP Q & A Sessions in Fort Lauderdale. Additionally an additional property was demoed that was condemned and uninhabitable. During future periods construction will be started on all properties with the execution of the construction contract with Habitat for Humanity.

## 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	\$3,393.91	\$202,296.00	\$12,241.28
NSP-3-B, Acquisition and rehabilitation	\$4,881.91	\$1,201,565.00	\$200,340.11
NSP-3-D, Demolition	\$3,003.22	\$50,000.00	\$5,471.40
NSP-3-E, Redevelopment - new	\$1,671.83	\$569,101.00	\$51,030.58



## Activities

<b>Grantee Activity Number:</b>	<b>NSP - 3-1</b>
<b>Activity Title:</b>	<b>Acquisition and Rehab of foreclosed properties</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP-3-B

**Projected Start Date:**

04/01/2011

**Benefit Type:**

Direct Benefit (Households)

**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	Apr 1 thru Jun 30, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$948,695.00
<b>Total Budget</b>	\$0.00	\$948,695.00
<b>Total Obligated</b>	\$3,835.26	\$129,467.32
<b>Total Funds Drawdown</b>	\$3,835.26	\$129,467.32
<b>Program Funds Drawdown</b>	\$3,835.26	\$129,467.32
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$3,835.26	\$60,622.54
Charlotte County	\$3,835.26	\$60,622.54
<b>Match Contributed</b>	\$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:**

Expenditures are for the upkeep of properties, utilities, and associated Real Estate Services for acquisitions. This is for properties #305,307, 314 & 321



## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/7	
# of Singlefamily Units	0		0/7	

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/3	0/4	0/7	0
# Owner Households	0	0	0	0/3	0/4	0/7	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	



<b>Grantee Activity Number:</b>	<b>NSP -3-2</b>
<b>Activity Title:</b>	<b>Demolition of condemned or blighted structures</b>

**Activity Category:**  
Clearance and Demolition

**Activity Status:**  
Under Way

**Project Number:**  
NSP-3-D

**Project Title:**  
Demolition

**Projected Start Date:**  
04/01/2011

**Projected End Date:**  
03/30/2014

**Benefit Type:**  
Area Benefit (Census)

**Completed Activity Actual End Date:**

**National Objective:**  
NSP Only - LMMI

**Responsible Organization:**  
Charlotte County

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$50,000.00
<b>Total Budget</b>	\$0.00	\$50,000.00
<b>Total Obligated</b>	\$3,003.22	\$5,471.40
<b>Total Funds Drawdown</b>	\$3,003.22	\$5,471.40
<b>Program Funds Drawdown</b>	\$3,003.22	\$5,471.40
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$3,003.22	\$4,905.62
Charlotte County	\$3,003.22	\$4,905.62
<b>Match Contributed</b>	\$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:

Expenditures were for the demolition of proeprty #300B. Demo was of a structure comdemned by the Code enforcement program as uninhabitable and Court ordered.

### Accomplishments Performance Measures

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/8
<b># of Singlefamily Units</b>	0	0/8



## 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

---



<b>Grantee Activity Number:</b>	<b>NSP -3-4</b>
<b>Activity Title:</b>	<b>Administration</b>

**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:**

N/A

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

Charlotte County

**Overall**

	<b>Apr 1 thru Jun 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$202,296.00
<b>Total Budget</b>	\$0.00	\$202,296.00
<b>Total Obligated</b>	\$3,393.91	\$12,241.28
<b>Total Funds Drawdown</b>	\$3,393.91	\$12,241.28
<b>Program Funds Drawdown</b>	\$3,393.91	\$12,241.28
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$3,393.91	\$3,787.00
Charlotte County	\$3,393.91	\$3,787.00
<b>Match Contributed</b>	\$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 1050 Loveland Blvd, Port Charlotte, Florida 33980

**Activity Progress Narrative:**

Expenditures are for the Administrative costs for evaluation of properties for construction bids, demolition preparation and preparation of the Historical Review packets.

**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

---



<b>Grantee Activity Number:</b>	<b>NSP -3-5</b>
<b>Activity Title:</b>	<b>Acq. &amp; Rehab of foreclosed prop. (Set-Aside)</b>

**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 Benefit (Households)

**Completed Activity Actual End Date:**

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

**Responsible Organization:**  
Charlotte County

Overall	Apr 1 thru Jun 30, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$252,870.00
<b>Total Budget</b>	\$0.00	\$252,870.00
<b>Total Obligated</b>	\$1,046.65	\$70,872.79
<b>Total Funds Drawdown</b>	\$1,046.65	\$70,872.79
<b>Program Funds Drawdown</b>	\$1,046.65	\$70,872.79
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$1,046.65	\$66,717.94
Charlotte County	\$1,046.65	\$66,717.94
<b>Match Contributed</b>	\$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:

Expenditures are for maintenance and upkeep of Properties #308 & 310. They include mowing, utilities, Real Estate Services, natural Resources.



## Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/2
# of Singlefamily Units	0	0/2

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/1	0/1	0/2	0
# Renter Households	0	0	0	0/1	0/1	0/2	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	

**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 Benefit (Households)

**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**

	<b>Apr 1 thru Jun 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$316,231.00
<b>Total Budget</b>	\$0.00	\$316,231.00
<b>Total Obligated</b>	\$981.11	\$25,316.84
<b>Total Funds Drawdown</b>	\$981.11	\$25,316.84
<b>Program Funds Drawdown</b>	\$981.11	\$25,316.84
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$981.11	\$2,056.93
Charlotte County	\$981.11	\$2,056.93
<b>Match Contributed</b>	\$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:**

Expenditures are for the maintenance and upkeep o fproperties #308 and 310. Thy include mowing, utilities, Real Estaets Services fees Natural resources.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/1
<b># of Singlefamily Units</b>	0	0/1



## 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	0/1	0/1	0
# Owner Households	0	0	0	0/0	0/1	0/1	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

---



<b>Grantee Activity Number:</b>	<b>NSP-3-6</b>
<b>Activity Title:</b>	<b>Redevelopment by new construction (Set-Aside)</b>

**Activity Category:**

Construction of new housing

**Project Number:**

NSP-3-E

**Projected Start Date:**

04/01/2011

**Benefit Type:**

Direct Benefit (Households)

**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

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$252,870.00
<b>Total Budget</b>	\$0.00	\$252,870.00
<b>Total Obligated</b>	\$690.72	\$25,713.74
<b>Total Funds Drawdown</b>	\$690.72	\$25,713.74
<b>Program Funds Drawdown</b>	\$690.72	\$25,713.74
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$690.72	\$23,660.08
Charlotte County	\$690.72	\$23,660.08
<b>Match Contributed</b>	\$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:**

Expenditures are for maintenance and upkeep of proerty #313. They include mowing, Utilities, Real Estate Services and Natural Resources.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># ELI Households (0-30% AMI)</b>	0	0/0



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

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/3	0/0	0/3	0
# Renter Households	0	0	0	0/3	0/0	0/3	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	



**Grantee: Charlotte County, FL**

**Grant: B-11-UN-12-0025**

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

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**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:**

Robert Hebert

**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

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$2,022,962.00
<b>Total Budget</b>	\$0.00	\$2,022,962.00
<b>Total Obligated</b>	\$19,513.65	\$288,597.02
<b>Total Funds Drawdown</b>	\$19,513.65	\$288,597.02
<b>Program Funds Drawdown</b>	\$19,513.65	\$288,597.02
<b>Program Income Drawdown</b>	\$0.00	\$0.00



Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$19,513.65	\$181,263.76
Match Contributed	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$303,444.30	\$0.00
Limit on Admin/Planning	\$202,296.20	\$23,850.91
Limit on State Admin	\$0.00	\$23,850.91

## 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:

Administratively we are continuing to process the historic clearance documents for submission. The local historic authority has provided clearance for all properties and the Historic clearance for state and Native American tribes packets are being finalized for submission. All properties have been inspected for rehab or reconstruction decisions.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NSP-3-Adm, Administration	\$11,609.63	\$202,296.00	\$23,850.91
NSP-3-B, Acquisition and rehabilitation	\$6,149.18	\$1,201,565.00	\$206,489.29
NSP-3-D, Demolition	\$0.00	\$50,000.00	\$5,471.40
NSP-3-E, Redevelopment - new	\$1,754.84	\$569,101.00	\$52,785.42



## Activities

<b>Grantee Activity Number:</b>	<b>NSP - 3-1</b>
<b>Activity Title:</b>	<b>Acquisition and Rehab of foreclosed properties</b>

**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	Jul 1 thru Sep 30, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$948,695.00
<b>Total Budget</b>	\$0.00	\$948,695.00
<b>Total Obligated</b>	\$4,324.67	\$133,791.99
<b>Total Funds Drawdown</b>	\$4,324.67	\$133,791.99
<b>Program Funds Drawdown</b>	\$4,324.67	\$133,791.99
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$4,324.67	\$64,947.21
Charlotte County	\$4,324.67	\$64,947.21
<b>Match Contributed</b>	\$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:

Acquisition activities had been stopped due to time lags for clearance of projects by historic authorities. Acquisition is being resumed in early October 2012.

The number of foreclosed properties has reduced significantly causing some concern related to being able to expend funds by



the 50% 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

---



<b>Grantee Activity Number:</b>	<b>NSP -3-2</b>
<b>Activity Title:</b>	<b>Demolition of condemned or blighted structures</b>

**Activity Category:**  
Clearance and Demolition

**Activity Status:**  
Under Way

**Project Number:**  
NSP-3-D

**Project Title:**  
Demolition

**Projected Start Date:**  
04/01/2011

**Projected End Date:**  
03/30/2014

**Benefit Type:**  
Area ( )

**Completed Activity Actual End Date:**

**National Objective:**  
NSP Only - LMMI

**Responsible Organization:**  
Charlotte County

Overall	Jul 1 thru Sep 30, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$50,000.00
<b>Total Budget</b>	\$0.00	\$50,000.00
<b>Total Obligated</b>	\$0.00	\$5,471.40
<b>Total Funds Drawdown</b>	\$0.00	\$5,471.40
<b>Program Funds Drawdown</b>	\$0.00	\$5,471.40
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$4,905.62
Charlotte County	\$0.00	\$4,905.62
<b>Match Contributed</b>	\$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:

No additional properties have been identified at this point. Future activity budget changes are anticipated.

### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/8
# of Singlefamily Units	0	0/8



## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

Address	City	County	State	Zip	Status / Accept
			Florida	-	Not Validated / 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	

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**Grantee Activity Number:** NSP -3-4

**Activity Title:** Administration

**Activity Category:**

Administration

**Project Number:**

NSP-3-Adm

**Projected Start Date:**

04/01/2011

**Benefit Type:**

( )

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

Administration

**Projected End Date:**

03/30/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

Charlotte County

**Overall**

	<b>Jul 1 thru Sep 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$202,296.00
<b>Total Budget</b>	\$0.00	\$202,296.00
<b>Total Obligated</b>	\$11,609.63	\$23,850.91
<b>Total Funds Drawdown</b>	\$11,609.63	\$23,850.91
<b>Program Funds Drawdown</b>	\$11,609.63	\$23,850.91
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$11,609.63	\$15,396.63
Charlotte County	\$11,609.63	\$15,396.63
<b>Match Contributed</b>	\$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 1050 Loveland Blvd, Port Charlotte, Florida 33980

**Activity Progress Narrative:**

Administratively we continue to process the historic clearance documents for submission. Staff is engaged in NSP property management maintenance and the renewed efforts for acquisition.

**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>NSP -3-5</b>
<b>Activity Title:</b>	<b>Acq. &amp; Rehab of foreclosed prop. (Set-Aside)</b>

**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	Jul 1 thru Sep 30, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$252,870.00
<b>Total Budget</b>	\$0.00	\$252,870.00
<b>Total Obligated</b>	\$1,824.51	\$72,697.30
<b>Total Funds Drawdown</b>	\$1,824.51	\$72,697.30
<b>Program Funds Drawdown</b>	\$1,824.51	\$72,697.30
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$1,824.51	\$68,542.45
Charlotte County	\$1,824.51	\$68,542.45
<b>Match Contributed</b>	\$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:**

Acquisition for this activity has stopped due to time lag for historic clearance. The number of qualifying foreclosure properties has significantly reduced with investor activities increasing. Acquisition will resume in early October.



## 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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**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

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$316,231.00
<b>Total Budget</b>	\$0.00	\$316,231.00
<b>Total Obligated</b>	\$891.98	\$26,208.82
<b>Total Funds Drawdown</b>	\$891.98	\$26,208.82
<b>Program Funds Drawdown</b>	\$891.98	\$26,208.82
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$891.98	\$2,948.91
Charlotte County	\$891.98	\$2,948.91
<b>Match Contributed</b>	\$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:**

No activity in this area this quarter. Awaiting historic clearance.

**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>NSP-3-6</b>
<b>Activity Title:</b>	<b>Redevelopment by new construction (Set-Aside)</b>

**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

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$252,870.00
<b>Total Budget</b>	\$0.00	\$252,870.00
<b>Total Obligated</b>	\$862.86	\$26,576.60
<b>Total Funds Drawdown</b>	\$862.86	\$26,576.60
<b>Program Funds Drawdown</b>	\$862.86	\$26,576.60
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$862.86	\$24,522.94
Charlotte County	\$862.86	\$24,522.94
<b>Match Contributed</b>	\$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:**

Contract being completed for construction. Awaiting historic clearance.

**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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**Grantee: Charlotte County, FL**

**Grant: B-11-UN-12-0025**

**October 1, 2012 thru December 31, 2012 Performance Report**

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**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:**

Robert Hebert

**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

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$2,022,962.00
<b>Total Budget</b>	\$2,022,962.00	\$2,022,962.00
<b>Total Obligated</b>	\$0.00	\$288,597.02
<b>Total Funds Drawdown</b>	\$0.00	\$288,597.02
<b>Program Funds Drawdown</b>	\$0.00	\$288,597.02
<b>Program Income Drawdown</b>	\$0.00	\$0.00



Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$181,263.76
Match Contributed	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$303,444.30	\$0.00
Limit on Admin/Planning	\$202,296.20	\$23,850.91
Limit on State Admin	\$0.00	\$23,850.91

## 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:

Contract has been executed with the Contractor putting the first eight properties under contract with construction expected to start first week of February. Each will have an expected cost of construction at over \$100,000. This will result in over \$1,000,000. in construction costs this program in excess of the 50% expenditure rule by 3/15/2013. Entire grant fund allocation is expected to be expended by 6/30/2013.

Waiting for final communications from tribes contacted. Unable to get a valid contact phone, address and person for the Seminole Tribe. Have sent packets requesting their involvement by registered mail to addresses provided by HUD Regional Offices (Al Cazarra). We have since left three voice messages with the contact identified with no response. Other tribes required have been notified with return receipts received indicating successful contact and program required notification complete excepting the Seminole Tribes. This is only delay. Demolition of properties without any potential Native American findings will start week of February 11, 2013. Rehabs are out to bid for construction contracting starting 2/1/2013.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NSP-3-Adm, Administration	\$0.00	\$202,296.00	\$23,850.91
NSP-3-B, Acquisition and rehabilitation	\$0.00	\$1,201,565.00	\$206,489.29
NSP-3-D, Demolition	\$0.00	\$50,000.00	\$5,471.40



NSP-3-E, Redevelopment - new

\$0.00

\$569,101.00

\$52,785.42



## Activities

<b>Grantee Activity Number:</b>	<b>NSP - 3-1</b>
<b>Activity Title:</b>	<b>Acquisition and Rehab of foreclosed properties</b>

**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, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$948,695.00
<b>Total Budget</b>	\$948,695.00	\$948,695.00
<b>Total Obligated</b>	\$0.00	\$133,791.99
<b>Total Funds Drawdown</b>	\$0.00	\$133,791.99
<b>Program Funds Drawdown</b>	\$0.00	\$133,791.99
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$64,947.21
Charlotte County	\$0.00	\$64,947.21
<b>Match Contributed</b>	\$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:**

Acquisition expenses are current with activity with the primary activities in the preparation of construction start-up up in early February. Construction in all these properties will be under contract by 2/10/2013 allowing rapid expenditure of remaining. All funds are expected to be expended by required time limits.



### 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

---



<b>Grantee Activity Number:</b>	<b>NSP -3-2</b>
<b>Activity Title:</b>	<b>Demolition of condemned or blighted structures</b>

**Activity Category:**  
Clearance and Demolition

**Activity Status:**  
Under Way

**Project Number:**  
NSP-3-D

**Project Title:**  
Demolition

**Projected Start Date:**  
04/01/2011

**Projected End Date:**  
03/30/2014

**Benefit Type:**  
Area ( )

**Completed Activity Actual End Date:**

**National Objective:**  
NSP Only - LMMI

**Responsible Organization:**  
Charlotte County

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$50,000.00
<b>Total Budget</b>	\$50,000.00	\$50,000.00
<b>Total Obligated</b>	\$0.00	\$5,471.40
<b>Total Funds Drawdown</b>	\$0.00	\$5,471.40
<b>Program Funds Drawdown</b>	\$0.00	\$5,471.40
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$4,905.62
Charlotte County	\$0.00	\$4,905.62
<b>Match Contributed</b>	\$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:

There have been no additional candidates identified for this activity currently. It is anticipated that these funds will be transferred to a more viable activity or utilized for reconstruction on demo sites with land donations by the owner.

### Accomplishments Performance Measures

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/8
<b># of Singlefamily Units</b>	0	0/8



## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

Address	City	County	State	Zip	Status / Accept
			Florida	-	Not Validated / 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	

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**Grantee Activity Number:** NSP -3-4

**Activity Title:** Administration

**Activity Category:**

Administration

**Project Number:**

NSP-3-Adm

**Projected Start Date:**

04/01/2011

**Benefit Type:**

( )

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

Administration

**Projected End Date:**

03/30/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

Charlotte County

**Overall**

	<b>Oct 1 thru Dec 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$202,296.00
<b>Total Budget</b>	\$202,296.00	\$202,296.00
<b>Total Obligated</b>	\$0.00	\$23,850.91
<b>Total Funds Drawdown</b>	\$0.00	\$23,850.91
<b>Program Funds Drawdown</b>	\$0.00	\$23,850.91
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$15,396.63
Charlotte County	\$0.00	\$15,396.63
<b>Match Contributed</b>	\$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 1050 Loveland Blvd, Port Charlotte, Florida 33980

**Activity Progress Narrative:**

Administrative expenses are current with activity with the primary activities in the preparation of construction start-up in early February. All funds are expected to be expended by required time limits.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures found.**

**Beneficiaries Performance Measures**

**No Beneficiaries Performance Measures found.**



## Activity Locations

Address	City	County	State	Zip	Status / Accept
			Florida	-	Not Validated / 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	

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<b>Grantee Activity Number:</b>	<b>NSP -3-5</b>
<b>Activity Title:</b>	<b>Acq. &amp; Rehab of foreclosed prop. (Set-Aside)</b>

**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, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$252,870.00
<b>Total Budget</b>	\$252,870.00	\$252,870.00
<b>Total Obligated</b>	\$0.00	\$72,697.30
<b>Total Funds Drawdown</b>	\$0.00	\$72,697.30
<b>Program Funds Drawdown</b>	\$0.00	\$72,697.30
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$68,542.45
Charlotte County	\$0.00	\$68,542.45
<b>Match Contributed</b>	\$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:

Acquisition expenses are current with activity with the primary activities in the preparation of construction start-up up in early February. Construction in all these properties will be under contract by 2/10/2013 allowing rapid expenditure of remaining. All funds are expected to be expended by required time limits.



## 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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**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

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$316,231.00
<b>Total Budget</b>	\$316,231.00	\$316,231.00
<b>Total Obligated</b>	\$0.00	\$26,208.82
<b>Total Funds Drawdown</b>	\$0.00	\$26,208.82
<b>Program Funds Drawdown</b>	\$0.00	\$26,208.82
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$2,948.91
Charlotte County	\$0.00	\$2,948.91
<b>Match Contributed</b>	\$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:**

Acquisition expenses are current with activity with the primary activities in the preparation of construction start-up up in early February. Construction in all these properties will be under contract by 2/10/2013 allowing rapid expenditure of remaining funds. All funds are expected to be expended by required time limits.

**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>NSP-3-6</b>
<b>Activity Title:</b>	<b>Redevelopment by new construction (Set-Aside)</b>

**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

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$252,870.00
<b>Total Budget</b>	\$252,870.00	\$252,870.00
<b>Total Obligated</b>	\$0.00	\$26,576.60
<b>Total Funds Drawdown</b>	\$0.00	\$26,576.60
<b>Program Funds Drawdown</b>	\$0.00	\$26,576.60
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$24,522.94
Charlotte County	\$0.00	\$24,522.94
<b>Match Contributed</b>	\$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:**

Acquisition expenses are current with activity with the primary activities in the preparation of construction start-up up in early February. Construction for most of these properties will be under contract by 2/10/2013 allowing rapid expenditure of remaining funds. All funds are expected to be expended by required time limits.

**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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