

Grantee: Polk County, FL

Grant: B-08-UN-12-0016

January 1, 2013 thru March 31, 2013 Performance Report



Grant Number:

B-08-UN-12-0016

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

Polk County, FL

Contract End Date:

03/14/2013

Review by HUD:

Reviewed and Approved

LOCCS Authorized Amount:

\$14,586,258.00

Grant Status:

Active

QPR Contact:

Nancy Hurley

Estimated PI/RL Funds:

\$7,000,000.00

Total Budget:

\$21,586,258.00

Disasters:

Declaration Number

No Disasters Found

Narratives

Areas of Greatest Need:

The target areas for the Neighborhood Stabilization Program in Polk County were developed pursuant to the three criteria set forth by the Housing and Economic Recovery Act (HERA) of 2008. The three criteria are:

- Greatest percentage of home foreclosures;
- Highest percentage of homes financed by a subprime mortgage related loan; and
- Areas identified as the most likely to face a significant rise in the rate of home foreclosures.

Based on these three criteria, Polk County identified the areas of: Auburndale, Combee, Eaton Park, Inwood, Jan Phyl Village, Kathleen, Poinciana, South Lake Wales, Wabash, and Wahneta.

The areas in order of greatest need are Inwood, Wabash, South Lake Wales, Eaton Park, Jan Phyl Village, Poinciana, Wahneta, and Combee.

Initially, the selected target areas were identified as high risk using the foreclosure abandonment risk score system. Areas with foreclosure abandonment risk scores of 8, 9, and 10 were selected. However, after reviewing the data, it has been determined that not all eligible geographic areas with risk scores of 8, 9, and 10 were included in the original NSP1 submittal. In the Substantial Amendment #2 to the 2008-2009 Action Plan Polk County expanded the NSP1 program to include all eligible areas/census tracts with abandonment risk scores of 8, 9 and 10. Polk County also expanded the NSP1 program service area to include tracts that have an abandonment risk score of 5, 6, and 7.

Distribution and and Uses of Funds:

Using NSP funds Polk County proposed to purchase, rehabilitate and resell approximately eighty-six (86) single-family units. Ten (10) units will be targeted to residents 50% and below of the area median income. The other seventy-six (76) units will be sold to residents 51-120% of the area median income.

To further address the needs of the residents that fall into the 50% and below of the area median income levels, Polk County proposes to purchase, rehabilitate and resell approximately twenty-five (25) rental units.

Polk County proposes to demolish and redevelop approximately seventeen (17) units.

Definitions and Descriptions:

Low Income Targeting:



Acquisition and Relocation:

Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$21,536,551.71
Total Budget	(\$7,167,862.65)	\$21,536,551.71
Total Obligated	(\$7,167,862.65)	\$21,536,551.71
Total Funds Drawdown	\$2,118,089.33	\$19,955,109.76
Program Funds Drawdown	\$1,400,707.69	\$14,522,183.48
Program Income Drawdown	\$717,381.64	\$5,432,926.28
Program Income Received	\$497,062.90	\$5,766,060.59
Total Funds Expended	\$1,648,522.56	\$20,392,652.84
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	\$2,187,938.70	\$0.00
Limit on Admin/Planning	\$1,458,625.80	\$2,004,953.00
Limit on State Admin	\$0.00	\$2,004,953.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$3,646,564.50	\$5,518,434.32

Overall Progress Narrative:

To date a total of one-hundred thirty-one single family units have been purchased and rehabilitated. As of March 2013 a total of one-hundred and nine (109) single family units have been sold. Thirty-four (34) units were sold to clients whose incomes were at or below 50% of the area median income. A total of sixty-seven (67) units were sold to clients whose incomes are 51% to 120% of the area median income.

Heritage Place Apartments (14) units is under contract and estimated to close by end of June 2013 selling to Volunteers Of American (VOA).



Volunteers of American also purchased the duplex located at 518 Albatross Drive and a tri-plex located at 1306 33rd Street in Winter Haven.

The Bartow Housing Authority purchased one tri-plex located at 1514 Peavy Court, Lakeland and two duplexes located in Lakeland at 2727 and 2735 Fletcher Ave.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
Acq/Rehab/Resale- Rental#2, Acquisition/Rehabilitation/Resale	\$941,140.76	\$3,578,634.66	\$2,693,477.96
Acq/Rehab/Resale-SF#1, Acquisition/Rehab/Resale SF	\$286,009.00	\$14,986,935.44	\$10,234,788.70
Administration, Administration	\$133,414.60	\$2,158,625.00	\$1,428,336.86
Demo/Redev #3, Demolition/Redevelopment	\$40,143.33	\$365,000.00	\$165,579.96
NSP-1 Revolving Loan Fund, NSP-1 Revolving Loan Fund	\$0.00	\$497,062.90	\$0.00



Activities

Grantee Activity Number:	Acquisition Rental MF
Activity Title:	Acquisition Rental MF Apartments Duplexes, Triplexes

Activity Category:

Acquisition - general

Project Number:

Acq/Rehab/Resale- Rental#2

Projected Start Date:

06/16/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation/Resale Rental Units

Projected End Date:

04/02/2010

Completed Activity Actual End Date:

Responsible Organization:

Keystone Challenge Fund, Inc.

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$794,880.49
Total Budget	(\$2,200,000.00)	\$794,880.49
Total Obligated	(\$2,200,000.00)	\$800,000.00
Total Funds Drawdown	\$0.00	\$794,880.49
Program Funds Drawdown	\$0.00	\$792,846.99
Program Income Drawdown	\$0.00	\$2,033.50
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$794,880.49
Keystone Challenge Fund, Inc.1	\$0.00	\$794,880.49
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquire Multi-family rental units that target the 50% at or below of the areas median income.

Location Description:

Acquisition of Multi-family Rental Housing units in the proposed targeted areas: Inwood, Wabash, South Lake Wales, Eaton Park, Jan Phyl Village, Poinciana, Wahneta, Combee. Also included in the target areas are Auburndale and Kathleen.

Activity Progress Narrative:

This activity was established to purchase multi-family units. Three sets of duplexes and two tri-plexes were purchased. A fourteen unit apartment complex was reconstructed after demolition of a blighted structure. These units will be reported in the Rental Rehab Activity.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	8/15



of Multifamily Units

0

8/15

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	8/14	0/1	8/15	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: Acquisition SF - 51-120% AMI 01

Activity Title: Acquisition SF - 51-120% AMI

Activity Category:

Acquisition - general

Project Number:

Acq/Rehab/Resale-SF#1

Projected Start Date:

06/16/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehab/Resale SF

Projected End Date:

03/03/2013

Completed Activity Actual End Date:

Responsible Organization:

Keystone Challenge Fund, Inc.

Overall

	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$8,502,192.87
Total Budget	(\$4,036,845.86)	\$8,502,192.87
Total Obligated	(\$4,036,845.86)	\$9,000,000.00
Total Funds Drawdown	\$0.00	\$8,502,192.87
Program Funds Drawdown	\$0.00	\$6,482,577.28
Program Income Drawdown	\$0.00	\$2,019,615.59
Program Income Received	\$0.00	\$3,950,312.13
Total Funds Expended	(\$805,544.95)	\$8,502,192.87
Keystone Challenge Fund, Inc.1	(\$805,544.95)	\$8,502,192.87
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition of Single Family foreclose properties to be sold to clients 51-120% of the area median income.

Location Description:

Acquire property in one of 10 Target Areas; The areas in order of greatest need are: Inwood, Wabash, South Lake Wales, Eaton Park, Jan Phyl Village, Poinciana, Wahneta, and Combee.

Activity Progress Narrative:

No units were acquired during the months of January, February, or March of 2013. All units previously acquired and rehabbed were sold this quarter. See AF Rehab 51% to 120% Rehab Activity for complete update.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	224/80
# of Singlefamily Units	0	224/80



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	87/80	87/80	100.00
# Owner Households	0	0	0	0/0	87/80	87/80	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: Acquisition SF - < 50% AMI - 02

Activity Title: Acquisition SF - <50% AMI

Activity Category:

Acquisition - general

Project Number:

Acq/Rehab/Resale-SF#1

Projected Start Date:

09/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehab/Resale SF

Projected End Date:

09/01/2010

Completed Activity Actual End Date:

Responsible Organization:

Keystone Challenge Fund, Inc.

Overall

	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$641,341.18
Total Budget	(\$1,054,798.91)	\$641,341.18
Total Obligated	(\$1,054,798.91)	\$650,000.00
Total Funds Drawdown	\$0.00	\$641,341.18
Program Funds Drawdown	\$0.00	\$593,318.58
Program Income Drawdown	\$0.00	\$48,022.60
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$641,341.18
Keystone Challenge Fund, Inc.1	\$0.00	\$641,341.18
Match Contributed	\$0.00	\$0.00

Activity Description:

Purchase of abandoned foreclosed single family houses to be rehabilitated and sold to residents who are at or below 50% of the area median income.

Location Description:

NSP designated target areas

Activity Progress Narrative:

During the first quarter of 2013 no units were acquired. This quarter all previously acquired and rehabbed units were sold. See SF <50% Rehab Activity for total unit statistics.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	5/36



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	5/36	0/0	5/36	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	Acquisition/Rehab/Resale SF Rental
Activity Title:	Acquis/Rehab/Resale(SF) Duplexes/Tri-plexes Rental

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Acq/Rehab/Resale- Rental#2

Projected Start Date:

01/02/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Cancelled

Project Title:

Acquisition/Rehabilitation/Resale Rental Units

Projected End Date:

03/03/2012

Completed Activity Actual End Date:

Responsible Organization:

Keystone Challenge Fund, Inc.

Overall

Total Projected Budget from All Sources

Jan 1 thru Mar 31, 2013

N/A

To Date

\$0.00

Total Budget

(\$100,000.00)

\$0.00

Total Obligated

(\$100,000.00)

\$0.00

Total Funds Drawdown

\$0.00

\$0.00

Program Funds Drawdown

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$0.00

Keystone Challenge Fund, Inc.2

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Activity Description:

NSP1 purchase and rehab rental units, duplexes and tri-plexes.

Location Description:

Project cancelled statistics reported in other activity. Duplexes and triplexes purchase within the NSP1 target areas.

Activity Progress Narrative:

This activity is closed. See the multi-family activities for this information.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.



Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: Administration-01

Activity Title: Adminstration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

Administration

Project Title:

Administration

Projected Start Date:

09/29/2008

Projected End Date:

07/30/2013

Benefit Type:

()

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Polk County Housing & Neighborhood Development

Overall

	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$2,158,625.00
Total Budget	(\$305,988.23)	\$2,158,625.00
Total Obligated	(\$305,988.23)	\$2,158,625.00
Total Funds Drawdown	\$254,408.07	\$2,004,953.00
Program Funds Drawdown	\$133,414.60	\$1,428,336.86
Program Income Drawdown	\$120,993.47	\$576,616.14
Program Income Received	\$49,706.29	\$399,619.38
Total Funds Expended	\$152,843.17	\$2,004,953.00
Polk County Housing & Neighborhood Development Division	\$152,843.17	\$2,004,953.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The NSP funds will be used to provide administrative activities including but not limited to personnel to carry out contract management functions such monitoring, reporting, and direct and indirect charges. Polk County will also charge any pre-award costs incurred as part of the preparation of the substantial amendment to the Planning and Administration portion of the grant.

Location Description:

P.O. Box 2097 Lakeland, Florida 33806-2097

Activity Progress Narrative:

NSP1 Administration is an on-going activity. Staff members working to complete the NSP1 Activities are paid using these funds.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.



Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: Demolition-01

Activity Title: Demolition

Activity Category:

Clearance and Demolition

Project Number:

Demo/Redev #3

Projected Start Date:

06/16/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Demolition/Redevelopment

Projected End Date:

04/02/2010

Completed Activity Actual End Date:

Responsible Organization:

Keystone Challenge Fund, Inc.

Overall

	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$15,000.00
Total Budget	(\$15,000.00)	\$15,000.00
Total Obligated	(\$15,000.00)	\$15,000.00
Total Funds Drawdown	\$0.00	\$14,141.31
Program Funds Drawdown	\$0.00	\$11,452.56
Program Income Drawdown	\$0.00	\$2,688.75
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$14,141.31
Keystone Challenge Fund, Inc.1	\$0.00	\$14,141.31
Match Contributed	\$0.00	\$0.00

Activity Description:

Housing units acquired through the County's progra that are not economically feasible to rehabilitate, and/or pose a health/safety threat, may be demolished. A new unit will be constructed.

Location Description:

Demolition and Redevelopment will take place in the targeted areas: Inwood, Wabash, South Lake Wales, Eaton Park, Jan Phyl Village, Poinciana, Wahneta, and Combee. Auburndale and Kathleen are an additional 2 targeted areas.

Activity Progress Narrative:

To date the following seven (7) units have been demolished and are vacant lots. Two lots have been given to side yard neighbors the rest are in neogotiation for sale to a local non profit :
401 William Ave., Winter Haven, Florida; 601 Maggie Circle, Winter Haven, Florida; 1031 28th Street, Winter Haven, Florida; 1575 28th Street, Winter Haven, Florida; 1344 37th Street, Winter Haven (planned side yard giveaway); 3022 Strawberry Lane, Lakeland; and 3129 Crystall Hills Loop (side yard giveaway).

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/17



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/0	0/17	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-1 Revolving Loan Fund

Activity Title: NSP-1 Revolving Loan Fund

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP-1 Revolving Loan Fund

Project Title:

NSP-1 Revolving Loan Fund

Projected Start Date:

02/18/2013

Projected End Date:

03/18/2014

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Polk County Housing and Neighborhood Dev.

Overall

	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$951,155.58
Total Budget	\$447,356.61	\$951,155.58
Total Obligated	\$447,356.61	\$447,356.61
Total Funds Drawdown	\$108,269.19	\$108,269.19
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$108,269.19	\$108,269.19
Program Income Received	\$447,356.61	\$447,356.61
Total Funds Expended	\$108,269.19	\$108,269.19
Polk County Housing and Neighborhood Dev.	\$108,269.19	\$108,269.19
Match Contributed	\$0.00	\$0.00

Activity Description:

Polk County Housing Neighborhood Development Office will use the NSP-1 Revolving Loan Fund as a means to provide additional financing for the acquisition/rehabilitation/financing for resale of single family units.

Location Description:

Existing NSP-1 approved target areas

Activity Progress Narrative:

This Revolving Loan Fund (RLF) was established to continue acquiring, rehabilitating and selling single family units in the NSP1 target areas. In February 2013 a total of \$447,356.61 was receipted into this activity to be used to pay expenses for single family units.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.



Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: Redevelopment after Demo-01

Activity Title: Redev after Demo

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

Demo/Redev #3

Project Title:

Demolition/Redevelopment

Projected Start Date:

06/16/2009

Projected End Date:

04/02/2010

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Keystone Challenge Fund, Inc.

Overall

	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$238,632.77
Total Budget	\$0.00	\$238,632.77
Total Obligated	\$0.00	\$300,000.00
Total Funds Drawdown	\$29,948.00	\$238,632.77
Program Funds Drawdown	\$29,948.00	\$136,455.01
Program Income Drawdown	\$0.00	\$102,177.76
Program Income Received	\$0.00	\$43,054.28
Total Funds Expended	\$88,284.18	\$296,968.95
Keystone Challenge Fund, Inc.1	\$88,284.18	\$296,968.95
Match Contributed	\$0.00	\$0.00

Activity Description:

Upon completion of the demolition activity, a new home will be constructed on the property.

Location Description:

Located in one of 10 Target Areas; The areas in order of greatest need are: Inwood, Wabash, South Lake Wales, Eaton Park, Jan Phyl Village, Poinciana, Wahneta, Combee, Auburndale and Kathleen.

Activity Progress Narrative:

As of March 2013 two houses were demolished and reconstructed. 1805 Rotary Drive, Lakeland was demolished and rebuilt and is under contract for sale, estimated closing end of May 2013. The other unit demolished and reconstructed was 2747 Ellis Ave., Lakeland; this unit was sold to a moderate income client March 25, 2013.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	1/17

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	1/17



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	1	1	0/0	1/0	1/0	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
2747 Ellis Avenue	Lakeland		Florida	33801-	No Match / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	Rehab-SF 51-120% AMI -01
Activity Title:	Single Family - Rehabilitation 51-120% AMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Acq/Rehab/Resale-SF#1

Projected Start Date:

06/16/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehab/Resale SF

Projected End Date:

04/02/2010

Completed Activity Actual End Date:

Responsible Organization:

Keystone Challenge Fund, Inc.

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$3,417,091.31
Total Budget	(\$200,000.00)	\$3,417,091.31
Total Obligated	(\$200,000.00)	\$3,300,000.00
Total Funds Drawdown	\$220,423.94	\$3,182,378.56
Program Funds Drawdown	\$207,851.47	\$2,165,055.85
Program Income Drawdown	\$12,572.47	\$1,017,322.71
Program Income Received	\$0.00	\$137,669.22
Total Funds Expended	\$499,630.84	\$3,461,585.46
Keystone Challenge Fund, Inc.1	\$499,630.84	\$3,461,585.46
Match Contributed	\$0.00	\$0.00

Activity Description:

Rehabilitation of units in the targeted areas.

Location Description:

Properties are located in the following target areas: Inwood, Wabash, South Lake Wales, Eaton Park, Jan Phyl Village, Poinciana, Wahnetta, and Combee.

Activity Progress Narrative:

During the months of January, February and March 2013 the NSP1 program finalized and completed the purchase, rehab and resale of five (5) single family properties which were sold to clients whose incomes were between 51% to 120% of the area median income (AMI).

To date a total of 67 units have been purchased, rehabilitated and sold to clients whose incomes were between 51% to 120% of the area median income (AMI).

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	67	77/76



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	67	77/76
# of Singlefamily Units	67	77/76

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	67	67	0/0	113/0	113/0	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
105 Seville Rd	Auburndale		Florida	33823-2959	Match / Y
120 Patterson Dr	Auburndale		Florida	33823-2324	Match / Y
124 Madalyn Ct	Auburndale		Florida	33823-2570	Match / Y
2227 Gabarone Blvd	Auburndale		Florida	33823-3873	Match / Y
860 Forrest Dr	Bartow		Florida	33830-3200	Match / Y
125 Vervain Ave	Davenport		Florida	33837-9107	Match / Y
1542 Indian Key Blvd	Davenport		Florida	33837-3956	Match / Y
352 Madina Cir	Davenport		Florida	33837-8847	Match / Y
439 Fox Loop	Davenport		Florida	33837-3822	Match / Y
725 China Berry Cir	Davenport		Florida	33837-3909	Match / Y
759 Delancey Dr	Davenport		Florida	33837-3606	Match / Y
134 Milestone Dr	Haines City		Florida	33844-9660	Match / Y
303 Weatherby Pl	Haines City		Florida	33844-8174	Match / Y
605 Astor Dr	Haines City		Florida	33844-8158	Match / Y
103 Inconnu Ct	Kissimmee		Florida	34759-4856	Match / Y
165 Redwing Ct	Kissimmee		Florida	34759-5111	Match / Y
2413 Rock Ct	Kissimmee		Florida	34759-6021	Match / Y
433 Bay Leaf Dr	Kissimmee		Florida	34759-5401	Match / Y
4175 Nelson Rd	Lake Wales		Florida	33898-9173	Match / Y
1229 Waterview Blvd E	Lakeland		Florida	33801-6749	Match / Y
2510 Sleepy Hollow Ln	Lakeland		Florida	33810-6770	Match / Y
2755 Ralph Rd	Lakeland		Florida	33801-9209	Match / Y
3997 Buttonbush Cir	Lakeland		Florida	33811-3219	Match / Y
4048 Buttonbush Cir	Lakeland		Florida	33811-3220	Match / Y
533 Hampton Ave	Lakeland		Florida	33801-6219	Match / Y
608 Hickory Ln	Lakeland		Florida	33801-6222	Match / Y
6639 Shepherd Oaks Pass	Lakeland		Florida	33811-3154	Match / Y
134 Flatfish Ct	Poinciana		Florida	34759-4829	Match / Y
136 Flatfish Ct	Poinciana		Florida	34759-4829	Match / Y
1405 Hillsborough Way	Poinciana		Florida	34759-4608	Match / Y
1409 Punta Gorda Dr	Poinciana		Florida	34759-4610	Match / Y



1413 Punta Gorda Dr	Poinciana	Florida	34759-4610	Match / Y
1634 Tench Ct	Poinciana	Florida	34759-4720	Match / Y
1727 Sail Ct	Poinciana	Florida	34759-4712	Match / Y
1812 Don Pl	Poinciana	Florida	34759-5505	Match / Y
312 Cimarron Ct	Poinciana	Florida	34759-5954	Match / Y
314 Drum Ct	Poinciana	Florida	34759-4845	Match / Y
325 Anchovie Ct	Poinciana	Florida	34759-4707	Match / Y
348 Puffer Ct	Poinciana	Florida	34759-4703	Match / Y
411 Columbia Ct	Poinciana	Florida	34759-5960	Match / Y
421 Bay Leaf Dr	Poinciana	Florida	34759-5401	Match / Y
442 Arkansas Ct	Poinciana	Florida	34759-5324	Match / Y
506 Lakeview Ct	Poinciana	Florida	34759-5326	Match / Y
515 Peace Dr	Poinciana	Florida	34759-5350	Match / Y
608 Crane Dr	Poinciana	Florida	34759-4530	Match / Y
619 Dromedary Ct	Poinciana	Florida	34759-4205	Match / Y
731 Fisher Dr	Poinciana	Florida	34759-4233	Match / Y
808 Grand Canal Dr	Poinciana	Florida	34759-4362	Match / Y
1000 Robin Ln	Winter Haven	Florida	33884-2589	Match / Y
1032 Spirit Lake Rd	Winter Haven	Florida	33880-1272	Match / Y
1034 Summer Glen Dr	Winter Haven	Florida	33880-1933	Match / Y
1066 Summer Glen Dr	Winter Haven	Florida	33880-1933	Match / Y
1082 Summer Glen Dr	Winter Haven	Florida	33880-1933	Match / Y
119 Leslie Ave	Winter Haven	Florida	33880-1230	Match / Y
1801 31st St NW	Winter Haven	Florida	33881-2057	Match / Y
225 Terranova Blvd	Winter Haven	Florida	33884-3423	Match / Y
229 5th Street JPV	Winter Haven	Florida	33880-1460	No Match / N
2680 Whispering Trails Dr	Winter Haven	Florida	33884-1843	Match / Y
2908 Trema Ave	Winter Haven	Florida	33881-8624	Match / Y
3131 Whispering Trails St	Winter Haven	Florida	33884-1846	Match / Y
353 Holly Ridge Rd	Winter Haven	Florida	33880-1114	Match / Y
5821 Windridge Dr	Winter Haven	Florida	33881-8793	Match / Y
7182 Summit Dr	Winter Haven	Florida	33884-2763	Match / Y
808 Sunset Cove Dr	Winter Haven	Florida	33880-1781	Match / Y
810 Cinnamon Dr E	Winter Haven	Florida	33880-1701	Match / Y
909 Kerry Blvd	Winter Haven	Florida	33880-1704	Match / Y
922 Whisper Lake Dr	Winter Haven	Florida	33880-1736	Match / Y

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: Rental Rehab-01

Activity Title: Rental Rehab

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Acq/Rehab/Resale- Rental#2

Projected Start Date:

06/16/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation/Resale Rental Units

Projected End Date:

03/03/2013

Completed Activity Actual End Date:

Responsible Organization:

Keystone Challenge Fund, Inc.

Overall

	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$2,678,634.66
Total Budget	\$278,634.66	\$2,678,634.66
Total Obligated	\$278,634.66	\$2,478,634.66
Total Funds Drawdown	\$1,332,859.12	\$2,480,690.78
Program Funds Drawdown	\$867,812.61	\$1,790,765.52
Program Income Drawdown	\$465,046.51	\$689,925.26
Program Income Received	\$0.00	\$54,520.00
Total Funds Expended	\$1,332,859.12	\$2,480,690.78
Keystone Challenge Fund, Inc.1	\$1,332,859.12	\$2,480,690.78
Match Contributed	\$0.00	\$0.00

Activity Description:

Rehabilitation of acquired properties.

Location Description:

Located in one of 10 Target Areas; The areas in order of greatest need are: Inwood, Wabash, South Lake Wales, Eaton Park, Jan Phyl Village, Poinciana, Wahneta, Combee, Auburndale and Kathleen.

Activity Progress Narrative:

The total number of multi-family units purchased, rehabilitated or built and sold is twenty-six. Three duplexes (6 units) and two tri-plexes (6 units) were purchased, rehabilitated and sold. A fourteen unit apartment building was reconstructed after a blighted complex was demolished. The following is an overview of these units:

Heritage Place Apartments (14 units) is under contract with Volunteers of America and is estimated to close end of June 2013.

1306 33rd Street, Winter Haven, FL (tri-plex) sold to Volunteers of America

518 Albatross Drive, Poinciana, FL (duplex) will be sold to Volunteers of America estimated to close June 2013.

The Bartow Housing Authority purchased the following multi-family units:

1514 Peavy Court (tri-plex); 2727 Fletcher Ave. (duplex) and 2735 Fletcher Ave. (duplex).

Statistics for the clients who rent the units will be input into this Activity in the next two months.



Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	6	6/5

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	26	26/25

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
245 N Van Fleet Dr	Bartow		Florida	33830-3662	Match / Y
2727 Fletcher Ave.	Eaton Park		Florida	33840-	Not Validated / N
2735 Fletcher Ave.	Eaton Park		Florida	33840-	No Match / N
1514 Peavy Ct	Lakeland		Florida	33801-9002	Match / Y
518 Albatross Dr	Poinciana		Florida	34759-4410	Match / Y
1306 33rd St NW	Winter Haven		Florida	33881-2090	Match / Y

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:	Rental Resale
Activity Title:	Rental Resale/Disposition

Activity Category:

Disposition

Project Number:

Acq/Rehab/Resale- Rental#2

Projected Start Date:

06/16/2009

Benefit Type:

()

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation/Resale Rental Units

Projected End Date:

04/02/2010

Completed Activity Actual End Date:

Responsible Organization:

Keystone Challenge Fund, Inc.

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$349,706.29
Total Budget	\$200,000.00	\$349,706.29
Total Obligated	\$200,000.00	\$300,000.00
Total Funds Drawdown	\$73,328.15	\$148,631.76
Program Funds Drawdown	\$73,328.15	\$109,865.45
Program Income Drawdown	\$0.00	\$38,766.31
Program Income Received	\$0.00	\$6,535.35
Total Funds Expended	\$73,328.15	\$148,631.76
Keystone Challenge Fund, Inc.1	\$73,328.15	\$148,631.76
Match Contributed	\$0.00	\$0.00

Activity Description:

Resale of properties that have been rehabilitated using NSP funds.

Location Description:

Resale of property in one of 10 Target Areas; The areas in order of greatest need are: Inwood, Wabash, South Lake Wales, Eaton Park, Jan Phyl Village, Poinciana, Wahneta, and Combee. Also includes Auburndale and Kathleen areas.

Activity Progress Narrative:

The Rental Resale Activity was established to pay for the rental/multi-family properties expenses prior to sale. Lawn care, taxes, electric bills were paid during the months after the rehabilitation was complete and unit was on the market for sale. A total of twenty-six rental units are available for purchase in the form of three duplexes, two tri-plexes and a fourteen unit apartment building. Details for these units will be input into the Rental Rehabilitation Activity.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/25



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: Sale of Redevelop/Demo-01

Activity Title: Resale of Redevelop/Demo

Activity Category:

Disposition

Activity Status:

Under Way

Project Number:

Demo/Redev #3

Project Title:

Demolition/Redevelopment

Projected Start Date:

06/16/2009

Projected End Date:

04/02/2010

Benefit Type:

()

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Keystone Challenge Fund, Inc.

Overall

	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$24,769.50
Total Budget	(\$100,000.00)	\$24,769.50
Total Obligated	(\$100,000.00)	\$50,000.00
Total Funds Drawdown	\$10,195.33	\$24,769.50
Program Funds Drawdown	\$10,195.33	\$17,672.39
Program Income Drawdown	\$0.00	\$7,097.11
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$10,195.33	\$24,769.50
Keystone Challenge Fund, Inc.1	\$10,195.33	\$24,769.50
Match Contributed	\$0.00	\$0.00

Activity Description:

Properties that were demolished, and redeveloped, will be sold to low income clients.

Location Description:

Properties will be located in one of 10 targeted areas. The areas include Inwood, Wabash, South Lake Wales, Eaton Park, Jan Phyl Village, Poinciana, Wahneta, and Combee. Auburndale and Kathleen make up the total of 10 targeted areas.

Activity Progress Narrative:

This Activity established for the Sale of Redeveloped properties after demolition is used to pay for expenses while the unit is being marketed for sale. Expenses associated with the unit prior to sale include lawn care, taxes, insurance, electric and water. Statistics associated with these units will be listed in the activity called Redevelopment after Demolition.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/7



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number:	SF Rehab <50% AMI
Activity Title:	SF Rehab < 50% AMI Set aside

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
Acq/Rehab/Resale-SF#1

Project Title:
Acquisition/Rehab/Resale SF

Projected Start Date:
09/01/2009

Projected End Date:
09/01/2010

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

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

Responsible Organization:
Keystone Challenge Fund, Inc.

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$726,701.70
Total Budget	(\$31,220.92)	\$726,701.70
Total Obligated	(\$31,220.92)	\$800,000.00
Total Funds Drawdown	\$6,996.50	\$726,701.70
Program Funds Drawdown	\$6,996.50	\$478,427.93
Program Income Drawdown	\$0.00	\$248,273.77
Program Income Received	\$0.00	\$68,921.31
Total Funds Expended	\$6,996.50	\$726,701.70
Keystone Challenge Fund, Inc.1	\$6,996.50	\$726,701.70
Match Contributed	\$0.00	\$0.00

Activity Description:

Rehabilitation of purchased properties for residents 50% and below of the area median income.

Location Description:

Scattered sites in the NSP1 approved target areas

Activity Progress Narrative:

One unit was sold this quarter to a client whose income was less then 50% of the area median income. As of March 29, 2013 a total of thirty-four (34) single family homes were acquired, rehabilitated and sold to clients whose income was 50% or less of the area median income (AMI).

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	34	38/10
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total

of Housing Units

34

38/0

Beneficiaries Performance Measures

# of Households	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
	34	0	34	51/10	0/0	51/10	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
120 Herbert St	Auburndale		Florida	33823-2511	Match / Y
127 Deen Blvd	Auburndale		Florida	33823-2553	Match / Y
233 Madalyn Ct	Auburndale		Florida	33823-2523	Match / Y
218 Remington Pl	Haines City		Florida	33844-8182	Match / Y
231 Remington Pl	Haines City		Florida	33844-8183	Match / Y
707 Stonewall Ln	Haines City		Florida	33844-8151	Match / Y
1157 N Platte Ln	Kissimmee		Florida	34759-5969	Match / Y
1611 Redfin Dr	Kissimmee		Florida	34759-4709	Match / Y
414 Magpie Ct	Kissimmee		Florida	34759-4444	Match / Y
1208 Waterview Blvd E	Lakeland		Florida	33801-6750	Match / Y
1403 Neptune Dr	Lakeland		Florida	33801-7044	Match / Y
1815 Rotary Dr	Lakeland		Florida	33801-6847	Match / Y
2722 Smithtown Dr	Lakeland		Florida	33801-2871	Match / Y
6529 Shepherd Oaks St	Lakeland		Florida	33811-3161	Match / Y
12 Sawfish Ct	Poinciana		Florida	34759-4806	Match / Y
1616 Sail Ln	Poinciana		Florida	34759-4864	Match / Y
307 Kingfish Dr	Poinciana		Florida	34759-4839	Match / Y
337 Drum Ct	Poinciana		Florida	34759-4846	Match / Y
423 Bay Leaf Dr	Poinciana		Florida	34759-5401	Match / Y
430 Peace Ct	Poinciana		Florida	34759-5373	Match / Y
1001 34th St NW	Winter Haven		Florida	33881-2258	Match / Y
120 5th Street JPV	Winter Haven		Florida	33880-1460	Not Validated / N
2319 Whispering Trails Pl	Winter Haven		Florida	33884-1842	Match / Y
2749 Whispering Trails Dr	Winter Haven		Florida	33884-1849	Match / Y
411 Lake Daisy Dr	Winter Haven		Florida	33884-2639	Match / Y
502 Taylor Blvd	Winter Haven		Florida	33880-1452	Match / Y
504 William Ave	Winter Haven		Florida	33880-1460	Match / Y
574 Heather Glen Dr	Winter Haven		Florida	33884-3274	Match / Y
5904 Royal Hills Cir	Winter Haven		Florida	33881-7701	Match / Y
603 Patrick Ave	Winter Haven		Florida	33880-1435	Match / Y
803 Summer Glen Dr	Winter Haven		Florida	33880-1916	Match / Y
804 28th St NW	Winter Haven		Florida	33881-2968	Match / Y
834 Summer Glen Dr	Winter Haven		Florida	33880-1915	Match / Y
902 Whisper Lake Dr	Winter Haven		Florida	33880-1736	Match / Y



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: SF Resale <50% AMI

Activity Title: SF Resale<50% AMI

Activity Category:

Disposition

Activity Status:

Under Way

Project Number:

Acq/Rehab/Resale-SF#1

Project Title:

Acquisition/Rehab/Resale SF

Projected Start Date:

06/01/2010

Projected End Date:

09/03/2010

Benefit Type:

()

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Keystone Challenge Fund, Inc.

Overall

	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$191,564.25
Total Budget	(\$20,000.00)	\$191,564.25
Total Obligated	(\$20,000.00)	\$203,577.99
Total Funds Drawdown	\$17,857.44	\$191,564.25
Program Funds Drawdown	\$12,607.44	\$101,779.25
Program Income Drawdown	\$5,250.00	\$89,785.00
Program Income Received	\$0.00	\$194,466.79
Total Funds Expended	\$17,857.44	\$191,564.25
Keystone Challenge Fund, Inc.2	\$17,857.44	\$191,564.25
Match Contributed	\$0.00	\$0.00

Activity Description:

Costs associated with the resale of acquired properties in the targeted areas

Location Description:

Resale of acquired properties in the targeted areas

Activity Progress Narrative:

This activity was established to pay for lawn care, electric, water, taxes, and insurance while the units were on the market to be sold. The single family units sold to clients whose income is less than 50% of the area median income is detailed in the single family rehabilitation activity < 50%. See this activity for details of these units.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	4/10



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: Single Family Resale 51%-120% 01

Activity Title: SF Resale/Disposition

Activity Category:

Disposition

Project Number:

Acq/Rehab/Resale-SF#1

Projected Start Date:

06/16/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehab/Resale SF

Projected End Date:

04/02/2010

Completed Activity Actual End Date:

Responsible Organization:

Keystone Challenge Fund, Inc.

Overall

	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$895,962.40
Total Budget	(\$30,000.00)	\$895,962.40
Total Obligated	(\$30,000.00)	\$1,033,357.45
Total Funds Drawdown	\$63,803.59	\$895,962.40
Program Funds Drawdown	\$58,553.59	\$413,629.81
Program Income Drawdown	\$5,250.00	\$482,332.59
Program Income Received	\$0.00	\$463,605.52
Total Funds Expended	\$163,803.59	\$995,962.40
Keystone Challenge Fund, Inc.1	\$163,803.59	\$995,962.40
Match Contributed	\$0.00	\$0.00

Activity Description:

Costs associated with the resale of aquired and rehabilitated propeties.

Location Description:

In one of the targeted areas: Inwood, Wabash, South Lake Wales, Eaton Park, Jan Phyl Village, Poinciana, and Combee

Activity Progress Narrative:

This activity was established to pay for lawn care, electric, taxes, and HOA while the units were on the market to be sold. The single family units sold to clients whose income is 51% to 120% of the area median income is detailed in the single family rehabilitation activity 51% to 120%. See this activity for the details of these units.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

This Report Period			Cumulative Actual Total / Expected		
Low	Mod	Total	Low	Mod	Total Low/Mod%



# of Households	0	0	0	4/0	14/0	18/0	100.00
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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

