

**Grantee: Osceola County, FL**

**Grant: B-11-UN-12-0023**

**January 1, 2013 thru March 31, 2013 Performance Report**

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**Grant Number:**

B-11-UN-12-0023

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

Osceola County, FL

**Contract End Date:****Review by HUD:**

Submitted - Await for Review

**Grant Amount:**

\$3,239,646.00

**Grant Status:**

Active

**QPR Contact:**

Danicka Ransom

**Estimated P/RL Funds:**

\$0.00

**Total Budget:**

\$3,239,646.00

## Disasters:

**Declaration Number**

NSP

## Narratives

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

Through the Acquisition and Rehabilitation Eligible Use, Osceola County intends to work with affordable housing partners with the capacity to provide affordable housing and meet NSP3 goals and requirements. The priority will be to partner with non-profits wherever feasible. Capacity to perform and compliance must be demonstrated by partners. We plan to provide funding to local affordable housing partners, selected by the County, to acquire, rehab, and then resell (or rent) foreclosed properties as affordable housing to low-, moderate-, or middle-income households.

We will follow all Uniform Relocation Act (URA) requirements and the local anti-displacement policy. Through training and procedures, the County intends to avoid any displacement of tenant-occupied properties or otherwise legally occupied units that trigger URA. The focus of this program will be REO's and other NSP eligible properties that do not trigger URA. Normal notice to the seller concerning URA rights and visual inspections of the property before contract offer and closings will be used to prevent URA compliance activities, where possible. The benefits to income-qualified persons or households include the opportunity to purchase or rent a home that is priced at lower than market value, that has recently been rehabilitated, and where cost feasible, has been made energy efficient. The area will also benefit by the decrease in number of vacant homes and the anticipated increase in property values.

For units to be resold (homeownership units), the County will require that homebuyers demonstrate the ability to pay conventional mortgage rates and maintain the home after the available NSP funds have been provided to acquire and rehab the property. No sub-prime or other high risk non-conventional mortgages will be allowed in this program. For purposes of long-ensuring long-term affordability, the affordability period begins on the date of resale to a LMMI eligible household.

For purposes of ensuring long-term affordability, in the case of rental / lease property, the affordability period begins on date of closing.

The County will further ensure long-term affordability by recording a restriction on the deed and /or mortgage on all NSP-assisted units. These affordability provisions will remain in effect for the minimum HOME affordability terms used in NSP1. For the affordability period, subsequent purchasers / tenants of NSP-assisted units must be income eligible. If not, the amount of assistance will be recaptured at date of resale / occupancy by an ineligible tenant.

The County will apply the rental preferences to those properties that become rental units (set-aside activity for rental housing (VLI or 50% AMI)).

In Osceola County, we will do everything we can to provide for the hiring of employees and conducting NSP3-related business with small businesses that are owned and operated by persons residing in the vicinity of the NSP3 projects, especially Section 3 persons and businesses. This will include but not be limited to advertising in local newspapers and on the County's website for the employees and businesses that the County will need to implement this plan. The County will specifically look for persons/businesses that are engaged in landscaping, painting, and debris removal. The County will still adhere to the local, State, and Federal procurement procedures in this hiring and procurement process.

**How Fund Use Addresses Market Conditions:**

The home values throughout the area have fallen approximately 32% over the last few years. Using the HUD NSP3 Mapping Tool, the County has identified specific target areas in the Buenaventura Lakes and Poinciana communities in which the purchase, rehab, and reselling (or renting) of these properties will have a significant impact. Concentrating the NSP3 funding in these areas will decrease the number of vacant units in the areas, should increase property values, and enhance the affordability of housing throughout the areas.

Amendment 2 - The County recently requested a Housing Market Analysis from the National Community Stabilization Trust. The data provided in this analysis was the basis for determining the new Areas of Greatest Need (AGN's). The HUD NSP3 mapping tool was used to draw the proposed AGN's for this Amendment. The maps and data forms from the HUD mapping tool were included with the submission to HUD in November 2012.



A careful review of the Housing Market Analysis provided by the National Community Stabilization Trust revealed that Notices of Default have dropped substantially and the REO inventory has also fallen considerably in the County. The available REO inventory and Notices of Default that have been filed are concentrated in the northwest quadrant of the County. With investors becoming extremely active in the local housing market again, it has become increasingly difficult for the County to compete with them. It has been determined that for the County to achieve its goal/HUD requirement of expending fifty percent (50%) of this grant by March 2013, most of this identified area will need to become the County's Area of Greatest Need (AGN). The County will endeavor to cluster its acquisitions to small communities/neighborhoods, however, this may not be possible given the market conditions and HUD deadline.

This Amendment to the plan was discussed at the AHAC/CATF meeting on October 18, 2012. The AHAC/CATF recommended approval of the AGN expansions to the Board of County Commissioners (BOCC). An advertisement was placed in the local newspaper, the Orlando Sentinel and El Sentinel (Spanish language version) announcing the Amendment and maps were made available for review and comment on the County's website from October 19, 2012 to November 2, 2012. The Notice also announced that there would be an opportunity to comment on the Amendment at the BOCC meeting on November 5, 2012. The amendment was considered at the regular BOCC meeting on November 5, 2012, of which, the Amendment was approved.

**Ensuring Continued Affordability:**

The County will use the HOME affordability limits in its acquisition and rehabilitation activities. In those activities, as per 24CFR 92.252(e), the County will ensure that all properties receiving NSP funding will be secured by a restriction on the deed and/or recorded mortgage as follows:

- Up to \$15,000 = 5 years
- \$15,001 - \$40,000 = 10 years
- Over \$40,000 = 15 years
- New Construction = 20 years

To help maintain the long-term affordability, it should be noted that interest will not be charged. All soft second mortgages will be 0%.

**Definition of Blighted Structure:**

A blighted structure is one that has substantial deterioration in which conditions are leading to economic distress or endangerment of life. The County agrees in the Housing Assistance Plan and this Action Plan that a structure is blighted when one or more of the following factors are present:

1. Unsanitary or unsafe conditions;
2. Deterioration of site or other improvement; or
3. Faulty lot layout in relation to size, adequacy, accessibility or usefulness.

**Definition of Affordable Rents:**

Affordable rents are defined as and shall not exceed the Fair Market Rents (FMR) published annually by the US Department of Housing and Urban Development for the Orlando – Kissimmee, Florida Metropolitan Statistical Area (MSA) which includes Lake, Orange, Osceola and Seminole Counties. The current rates are:

# of bedrooms:	0	1	2	3	4
fair market rent:	\$795	\$865	\$988	\$1,237	\$1,456

**Housing Rehabilitation/New Construction Standards:**

The Housing Assistance Plan, Florida Residential Building Code and when more stringent, County Building Code shall be the Standards used in the NSP program in Osceola County.

Also, per HUD guidance, any gut rehabilitation or new construction of residential buildings up to three stories will be designed to meet the standard for Energy Star Qualified New Homes.

Also, any gut rehabilitation or new construction of mid or high rise multifamily units will be designed to meet American Society of Heating, Refrigerating, and Air-Conditioning Engineer Standard 90.1-2004, Appendix G plus 20%. Other rehabilitation will meet those standards to the extent applicable to the rehabilitation work being undertaken, e.g. replacing older obsolete products and appliances with Energy Star - 46 labeled products. Water efficient toilets, showers, and faucets, such as those with the WaterSense label, will be installed. Where relevant, the housing will be improved to mitigate the impact of disasters, such as earthquake, hurricane, flooding, and fire.

**Vicinity Hiring:**

The County will do everything feasible to provide for the hiring of individuals and businesses that are owned and operated by persons residing in the vicinity of the NSP3 projects, especially Section 3 persons and businesses. This will include but not be limited to advertising in local newspapers, with the local Workforce Board and colleges and on the County's website for the employees and businesses that the County will need to carry out its Substantial Amendment Plan. The County will issue RFP's specifically looking for persons/businesses that are engaged in landscaping, painting, debris removal, and related services to accomplish this goal. The County will still adhere to the local, State, and Federal procurement procedures in this hiring process.

**Procedures for Preferences for Affordable Rental Dev.:**

Rental Housing Preference is defined as the preference given to specific groups of families with the greatest housing needs. These preferences are established to reflect the rental needs of the local community. The County expects to use its set-aside funding of approximately \$810,000 to assist in putting 6 low income families into rental housing.



**Grantee Contact Information:**

Danicka Ransom, Housing Manager  
 Osceola County Human Services  
 330 North Beaumont Avenue  
 Kissimmee, FL 34741  
 407-742-8418  
 dran@osceola.org

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$3,239,646.00
<b>Total Budget</b>	\$0.00	\$3,239,646.00
<b>Total Obligated</b>	\$1,310,567.77	\$1,343,770.27
<b>Total Funds Drawdown</b>	\$1,314,339.20	\$1,343,770.27
<b>Program Funds Drawdown</b>	\$1,314,339.20	\$1,343,770.27
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$2,234,182.93	\$2,234,182.93
<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>	\$485,946.90	\$0.00
<b>Limit on Admin/Planning</b>	\$323,964.60	\$93,150.95
<b>Limit on State Admin</b>	\$0.00	\$93,150.95

**Progress Toward Activity Type Targets**

<b>Activity Type</b>	<b>Target</b>	<b>Actual</b>
<b>Administration</b>	\$323,964.60	\$323,964.00

**Progress Toward National Objective Targets**

<b>National Objective</b>	<b>Target</b>	<b>Actual</b>
<b>NSP Only - LH - 25% Set-Aside</b>	\$809,911.50	\$809,912.00

**Overall Progress Narrative:**

During this quarter (January 2013 &ndash; March 2013), County staff continued to work with our Procurement and County Attorney Offices to finalize our developer agreements for our homeownership strategy. The agreements for our homeownership developers, Transition House and Nvision Development went before our Board of County Commissioners on January 14, 2013. Both developers immediately began to submit properties for purchase. Both of these developers worked within our NSP1 program and have extensive experience within this strategy. Additionally as a backup plan, we entered into an agreement on February 4, 2013 with our alternate developer Allen James



Properties. These (3) agreements totaled \$1.2 million.

Due to the limited number of foreclosed homes that were available on the real estate market, we gave consideration to purchasing homes within flood zones. The County added restrictions to the qualification of these properties if they were purchased by the developer to include flood insurance. We submitted the necessary newspaper advertisements, held public hearings, and completed the required environmental assessments for homes in the flood zone to be approved. We also began evaluating the need to expand our AGN and found a few additional areas that score high enough to be included. Staff is currently working through the process to request a new expansion. Our scattered sites strategy developer, Inner Urban Asset Management has been very aggressive during this quarter. They have purchase (9) homes and completed rehab work on each of them. The homeownership developers have purchased total of (9) homes collectively and completed rehab work on all of the homes. Over the next quarter staff will focus on securing qualified beneficiaries for each of the homes.

Permits for the multi-family hotel conversion project were approved and received and thus construction commenced in January 2013. The project is progressing as expected and should be completed by September 2013.

We expended the required 50% of our grant by the deadline of March 9, 2013 and look forward to successfully meeting all of our grant requirements. To date, we have expended 69% of our grant totaling \$2,234,182.93. We are in constant communication with Teska Associates regarding our expenditure deadline and have received guidance from them on assertive tactics to ensure our partners are successful. Scott Goldstein from Teska did a site visit in January and met with our developers to provide assistance and give guidance program requirements. Additionally, we have a NSP consultant, Guardian Resource Management that works diligently with our staff to ensure we meet all program requirements.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Acquisition/rehabilitation/rental or resell - 120% LMMI	\$623,434.38	\$2,105,770.00	\$623,434.38
2, Acquisition/rehabilitation/rental or resell - 50% LMMI	\$627,184.94	\$809,912.00	\$627,184.94
3, Program Administration	\$63,719.88	\$323,964.00	\$93,150.95
4, Land Banking	\$0.00	\$0.00	\$0.00
5, Redevelopment	\$0.00	\$0.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00



## Activities

<b>Grantee Activity Number:</b>	<b>1</b>
<b>Activity Title:</b>	<b>Acquisition, rehabilitation, rent/resell 120% LMI</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

1

**Projected Start Date:**

06/01/2011

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acquisition/rehabilitation/rental or resell - 120% LMMI

**Projected End Date:**

05/31/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

Osceola County Board of County Commissioners

Overall	Jan 1 thru Mar 31, 2013	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$2,105,770.00
<b>Total Budget</b>	\$0.00	\$2,105,770.00
<b>Total Obligated</b>	\$623,434.38	\$623,434.38
<b>Total Funds Drawdown</b>	\$623,434.38	\$623,434.38
<b>Program Funds Drawdown</b>	\$623,434.38	\$623,434.38
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$1,086,961.26	\$1,086,961.26
Osceola County Board of County Commissioners	\$1,086,961.26	\$1,086,961.26
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Through the Acquisition and Rehabilitation Eligible Use, Osceola County intends to work with affordable housing partners with the capacity to provide affordable housing and meet NSP3 goals and requirements. The priority will be to partner with non-profits wherever feasible. Capacity to perform and compliance must be demonstrated by partners. We plan to provide funding to local affordable housing partners, selected by the County, to acquire, rehab, and then resell (or rent) foreclosed properties as affordable housing to low-, moderate-, or middle-income households.

The home values throughout the area have fallen approximately 32% over the last few years. Using the HUD NSP3 Mapping Tool, the County has identified specific target areas in the Buenaventura Lakes and Poinciana communities in which the purchase, rehab, and reselling (or renting) of these properties will have a significant impact. Concentrating the NSP3 funding in these areas will decrease the number of vacant units in the areas, should increase property values, and enhance the affordability of housing throughout the areas.

We will follow all Uniform Relocation Act (URA) requirements and the local anti-displacement policy. Through training and procedures, the County intends to avoid any displacement of tenant-occupied properties or otherwise legally occupied units that trigger URA. The focus of this program will be REO's and other NSP eligible properties that do not trigger URA. Normal notice to the seller concerning URA rights and visual inspections of the property before contract offer and closings will be used to prevent URA compliance activities, where possible.

The benefits to income-qualified persons or households include the opportunity to purchase or rent a home that is priced at lower than market value, that has recently been rehabilitated, and where cost feasible, has been made energy efficient. The area will also benefit by the decrease in number of vacant homes and the anticipated increase in property values.



For units to be resold (homeownership units), the County will require that homebuyers demonstrate the ability to pay conventional mortgage rates and maintain the home after the available NSP funds have been provided to acquire and rehab the property. No sub-prime or other high risk non-conventional mortgages will be allowed in this program. For purposes of long-ensuring long-term affordability, the affordability period begins on the date of resale to a LMMI eligible household.

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The County will further ensure long-term affordability by recording a restriction on the deed and /or mortgage on all NSP-assisted units. These affordability provisions will remain in effect for the minimum HOME affordability terms used in NSP1. For the affordability period, subsequent purchasers / tenants of NSP-assisted units must be income eligible. If not, the amount of assistance will be recaptured at date of resale / occupancy by an ineligible tenant.

In Osceola County, we will do everything we can to provide for the hiring of employees and conducting NSP3-related business with small businesses that are owned and operated by persons residing in the vicinity of the NSP3 projects, especially Section 3 persons and businesses. This will include but not be limited to advertising in local newspapers and on the County's website for the employees and businesses that the County will need to implement this plan. The County will specifically look for persons/businesses that are engaged in landscaping, painting, and debris removal. The County will still adhere to the local, State, and Federal procurement procedures in this hiring and procurement process.

### Location Description:

Portion of unincorporated Osceola County area known as Buenaventura Lakes and portion of unincorporated Osceola County area known as Poinciana.

### Activity Progress Narrative:

### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/18
# of Singlefamily Units	0	0/18

### 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	0/9	0/9	0
# Renter Households	0	0	0	0/0	0/9	0/9	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: 2**

**Activity Title: Acquisition, rehabilitation, rent/resell 50% LMI**

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

2

**Projected Start Date:**

06/01/2011

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Acquisition/rehabilitation/rental or resell - 50% LMMI

**Projected End Date:**

05/31/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

Osceola County Board of County Commissioners

**Overall**

	<b>Jan 1 thru Mar 31, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$809,912.00
<b>Total Budget</b>	\$0.00	\$809,912.00
<b>Total Obligated</b>	\$627,184.94	\$627,184.94
<b>Total Funds Drawdown</b>	\$627,184.94	\$627,184.94
<b>Program Funds Drawdown</b>	\$627,184.94	\$627,184.94
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$1,048,642.57	\$1,048,642.57
Osceola County Board of County Commissioners	\$1,048,642.57	\$1,048,642.57
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Through the Acquisition and Rehabilitation Eligible Use, Osceola County intends to work with affordable housing partners with the capacity to provide affordable housing and meet NSP3 goals and requirements. We plan to provide make grants to local affordable housing partners, selected by the County, to acquire, rehab, and then resell (or rent) foreclosed properties as affordable housing to very low income households. The priority will be to partner with non-profits wherever feasible. Capacity to perform and compliance must be demonstrated by partners.

The home values throughout the Metropolitan Area have fallen approximately 32% over the last few years. Using the HUD NSP3 Mapping Tool, the County has identified specific target areas in the Buenaventura Lakes and Poinciana communities in which the purchase, rehab, and reselling (or renting) of these properties will have a significant impact. Concentrating the NSP3 funding in these areas will decrease the number of vacant units in the areas, should increase property values, and enhance the affordability of housing throughout the areas.

We will follow all URA requirements and the local anti-displacement policy. Through training and procedures, the County intends to avoid any displacement of tenant-occupied properties or otherwise legally occupied units that trigger URA. The focus of this program will be REO's and other NSP eligible properties that do not trigger URA. Normal notice to the seller concerning URA rights and visual inspections of the property before contract offer and closings will be used to prevent URA compliance activities, where possible.

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### Location Description:

Portion of unincorporated Osceola County area known as Buenaventura Lakes and portion of unincorporated Osceola county area known as Poinciana

### Activity Progress Narrative:

### 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	0/6
# of Singlefamily Units	0	0/6

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/6	0/0	0/6	0
# Renter Households	0	0	0	0/6	0/0	0/6	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: 3**

**Activity Title: Program Administration**

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

3

**Project Title:**

Program Administration

**Projected Start Date:**

06/01/2011

**Projected End Date:**

05/14/2014

**Benefit Type:**

N/A

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

Osceola County Board of County Commissioners

**Overall**

	<b>Jan 1 thru Mar 31, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$323,964.00
<b>Total Budget</b>	\$0.00	\$323,964.00
<b>Total Obligated</b>	\$59,948.45	\$93,150.95
<b>Total Funds Drawdown</b>	\$63,719.88	\$93,150.95
<b>Program Funds Drawdown</b>	\$63,719.88	\$93,150.95
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$98,579.10	\$98,579.10
Osceola County Board of County Commissioners	\$98,579.10	\$98,579.10
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

NSP3 Program Administration funds will be used to pay reasonable and necessary expenses of implementing the program. This includes but is not limited to County staff salaries, office supplies, and the engagement of a consulting firm to provide administrative and rehabilitation assistance.

**Location Description:**

Portion of unincorporated Osceola County area known as Buenaventura Lakes and portion of unincorporated Osceola county area known as Poinciana

**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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