

Grantee: Pinellas County, FL

Grant: B-08-UN-12-0015

January 1, 2015 thru March 31, 2015 Performance Report



Grant Number:

B-08-UN-12-0015

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

Pinellas County, FL

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

Original - In Progress

Grant Award Amount:

\$8,063,759.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

LOCCS Authorized Amount:

\$8,063,759.00

Estimated PI/RL Funds:

\$1,500,000.00

Total Budget:

\$9,563,759.00

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

Pinellas County communities are experiencing high volumes of foreclosed and abandoned properties. Based on data provided by HUD and additional analysis conducted by the County, several areas are experiencing high risks of abandonment, high concentrations of subprime loans, and high predictions of additional foreclosures. Current foreclosed and abandoned properties, and the risk of additional properties being foreclosed or abandoned, are causing blighting conditions that are leading to declining home values.

Distribution and and Uses of Funds:

Pinellas County will use NSP funds to acquire the properties in areas experiencing the greatest risks of abandonment, the highest concentrations of subprime loans, and at the highest risk of additional foreclosures. These steps will help stop the blighting influence these properties are having in our communities and slow down the decline in home values.

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Overall

Total Projected Budget from All Sources**Total Budget****Total Obligated****Total Funds Drawdown****Program Funds Drawdown**

This Report Period

N/A

(\$404,811.38)

(\$404,811.38)

\$0.00

\$0.00

To Date

\$8,967,947.62

\$8,967,947.62

\$8,967,947.62

\$8,418,031.31

\$8,009,511.53



Program Income Drawdown	\$0.00	\$408,519.78
Program Income Received	\$0.00	\$719,974.79
Total Funds Expended	\$50,858.73	\$8,767,076.88
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	\$1,209,563.85	\$0.00
Limit on Admin/Planning	\$806,375.90	\$753,013.18
Limit on State Admin	\$0.00	\$753,013.18

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$2,015,939.75	\$2,088,031.50

Overall Progress Narrative:

Since program inception, Pinellas County has acquired 23 foreclosed single family houses; thirteen (13) under the Acquisition Rehab Program and ten (10) under the Demolition Program. Eleven (11) of the houses have been sold through the Acquisition Rehab Program. The two (2) remaining houses are currently listed for sale. Ten (10) houses were acquired and demolished through the Demolition Program. Construction of five (5) new single family houses are currently underway and five (5) lots remain vacant.

Additionally, NSP funds were used to acquire and rehabilitate a 36-unit, multi-family property through the Rental Program. Following acquisition, the apartment complex, known as Boardwalk Apartments, was conveyed to a land trust established by the Housing Finance Authority of Pinellas County. Subsequently, the buildings were leased to Contemporary Housing Alternatives of Florida, Inc. (CHAF), a designated CHDO. The long term, 99 year ground lease will insure that the property remains affordable long-term. A comprehensive renovation project was completed which included new roofing, window, HVAC systems, interior renovations, and energy efficiency improvements. Lease up is complete and the property is fully occupied.

Pinellas County committed \$100,000 to a rental housing rehabilitation project known as Sunrise Apartment located in Tarpon Springs, FL. A total of 36 units were acquired and rehabilitated. As a result of the NSP1 funding provided, 11 units are income restricted for households with an income level below 50% of AMI. Construction on the project was completed in June, 2013. Lease up is complete and the property is fully occupied.



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
ACQREHAB, Acquisition Rehab Program	\$0.00	\$3,000,000.00	\$2,657,111.06
ADMIN, Administration	\$0.00	\$800,000.00	\$738,893.74
BANK, Land Banking Program	\$0.00	\$0.00	\$0.00
DEMO, Demolition Program	\$0.00	\$600,000.00	\$442,878.71
DPA, Direct Homeownership Assistance	\$0.00	\$544,209.44	\$99,903.02
RENTAL, Rental Program	\$0.00	\$4,070,725.00	\$4,070,725.00



Activities

Project # / Title: ACQREHAB / Acquisition Rehab Program

Grantee Activity Number: AR-REHAB

Activity Title: AR-REHAB

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

ACQREHAB

Projected Start Date:

03/03/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition Rehab Program

Projected End Date:

03/03/2013

Completed Activity Actual End Date:

Responsible Organization:

Pinellas County Community Development

Overall

Total Projected Budget from All Sources

Jan 1 thru Mar 31, 2015

N/A

To Date

\$1,279,536.03

Total Budget

(\$574,690.32)

\$1,279,536.03

Total Obligated

(\$574,690.32)

\$1,279,536.03

Total Funds Drawdown

\$0.00

\$977,148.15

Program Funds Drawdown

\$0.00

\$936,647.09

Program Income Drawdown

\$0.00

\$40,501.06

Program Income Received

\$0.00

\$587,155.54

Total Funds Expended

\$41,811.12

\$1,184,105.39

Pinellas County Community Development

\$41,811.12

\$1,184,105.39

Match Contributed

\$0.00

\$0.00

Activity Description:

This activity will address neighborhood stabilization within the identified high priority areas through the rehabilitation of the foreclosed properties purchased through the AR-ACQ Activity.

Location Description:

This activity will be carried out in the targeted areas of Greatest Need. The specific properties will be evaluated and a final determination based on an analysis of location, amount of rehabilitation, ownership, and other criteria that may affect the affordability and resale ability. If the acquisition of properties within the areas of greatest is not feasible because of financial or economic feasibility and/or don't meet the discount requirements, the next highest priority area within the County will be targeted.

Activity Progress Narrative:



Two homes that completed rehab last quarter remain for sale.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		11/16	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		11/16	
# of Singlefamily Units	0		11/16	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/0	9/16	11/16	90.91
# Owner Households	0	0	0	1/0	9/16	11/16	90.91

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Project # / Title: ADMIN / Administration

Grantee Activity Number: ADMIN-NSP
Activity Title: ADMIN-NSP

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

ADMIN

Project Title:

Administration

Projected Start Date:

03/09/2009

Projected End Date:

03/09/2013

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

Responsible Organization:



Overall	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$753,013.18
Total Budget	(\$68,380.56)	\$753,013.18
Total Obligated	(\$68,380.56)	\$753,013.18
Total Funds Drawdown	\$0.00	\$753,013.18
Program Funds Drawdown	\$0.00	\$738,893.74
Program Income Drawdown	\$0.00	\$14,119.44
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$3,077.03	\$784,237.63
Pinellas County Community Development	\$3,077.03	\$784,237.63
Match Contributed	\$0.00	\$0.00

Activity Description:

Provide general administration and planning activities required to receive NSP funding and successfully implement the activities identified in the NSP program.

Location Description:

This activity will be carried out in the census tracts identified in Exhibit A; other census tracts may have equal need, as they are identified when implementing the programs.

Activity Progress Narrative:

During the quarter, the County continued to conduct project management and compliance activities related to administering the NSP Program.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found



Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Project # / Title: DEMO / Demolition Program

Grantee Activity Number:	DEMO-ACQ
Activity Title:	DEMO-ACQ

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

DEMO

Project Title:

Demolition Program

Projected Start Date:

03/09/2009

Projected End Date:

03/09/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Pinellas County Community Development

Overall	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$403,000.61
Total Budget	\$76,022.75	\$403,000.61
Total Obligated	\$76,022.75	\$403,000.61
Total Funds Drawdown	\$0.00	\$326,977.86
Program Funds Drawdown	\$0.00	\$326,977.86
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$326,977.86
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity will address neighborhood stabilization within the identified target areas by removing blighted structures and the redevelopment of demolished or vacant properties. Properties under this activity may be redeveloped with housing that will become part of the Homeownership Program or the Rental Program. Property addressed under this activity that meet the NSP Plan’s definition of blighted are exempt from the requirement that the property must be foreclosed or abandoned. Eligible costs under this activity include, but are not limited to, costs associated with acquisition, demolition, clearance and redevelopment of the site. Eligible homebuyers for the newly constructed home will be required to complete an eight (8) hour HUD approved homebuyer counseling class. Multi-family projects will be monitored in a manner consistent with HOME regulations. The tenure of the beneficiaries of this activity can be either that of rental or homeownership.



Location Description:

This activity will be carried out in the targeted areas of Greatest Need and other census tracts with equal need, as they are identified throughout the program.

Activity Progress Narrative:

Accomplishments Performance Measures

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

	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	0/0	0/7	0/7	0
# Owner Households	0	0	0	0/0	0/7	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	



Grantee Activity Number: DEMO-DEMO

Activity Title: DEMO-DEMO

Activity Category:

Clearance and Demolition

Project Number:

DEMO

Projected Start Date:

03/09/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Demolition Program

Projected End Date:

03/09/2013

Completed Activity Actual End Date:

Responsible Organization:

Pinellas County Community Development

Overall	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$196,999.39
Total Budget	\$71,098.54	\$196,999.39
Total Obligated	\$71,098.54	\$196,999.39
Total Funds Drawdown	\$0.00	\$116,631.92
Program Funds Drawdown	\$0.00	\$115,900.85
Program Income Drawdown	\$0.00	\$731.07
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$5,970.58	\$136,481.62
Pinellas County Community Development	\$5,970.58	\$136,481.62
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity will address neighborhood stabilization within the identified target areas by removing blighted structures and the redevelopment of demolished or vacant properties acquired through the DEMO-ACQ Activity. Properties under this activity may be redeveloped with housing that will become part of the Homeownership Program or the Rental Program. Property addressed under this activity that meet the NSP Plan's definition of blighted are exempt from the requirement that the property must be foreclosed or abandoned. Eligible costs under this activity include, but are not limited to, costs associated with acquisition, demolition, clearance and redevelopment of the site. Eligible homebuyers for the newly constructed home will be required to complete an eight (8) hour HUD approved homebuyer counseling class. Multi-family projects will be monitored in a manner consistent with HOME regulations. The tenure of the beneficiaries of this activity can be either that of rental or homeownership.

Location Description:

This activity will be carried out in the target areas as referenced in Section A – Areas of Greatest Need and other census tracts with equal need, as they are identified throughout the program.

Activity Progress Narrative:

During the quarter, construction continued on five (5) new single family houses.



Accomplishments Performance Measures

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

	This Report Period Total	Cumulative Actual Total / Expected 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	0/0	0/7	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	

Grantee Activity Number: DEMO-DISP

Activity Title: DEMO-DISP

Activity Category:

Disposition

Project Number:

DEMO

Projected Start Date:

03/09/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Demolition Program

Projected End Date:

03/09/2013

Completed Activity Actual End Date:

Responsible Organization:

Pinellas County Community Development

Overall	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$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
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity will address neighborhood stabilization within the identified target areas by removing blighted structures and the redevelopment of demolished or vacant properties acquired through the DEMO-ACQ Activity. Properties under this activity may be redeveloped with housing that will become part of the Homeownership Program or the Rental Program. Property addressed under this activity that meet the NSP Plan's definition of blighted are exempt from the requirement that the property must be foreclosed or abandoned. Eligible costs under this activity include, but are not limited to, costs associated with acquisition, demolition, clearance and redevelopment of the site. Eligible homebuyers for the newly constructed home will be required to complete an eight (8) hour HUD approved homebuyer counseling class. Multi-family projects will be monitored in a manner consistent with HOME regulations. The tenure of the beneficiaries of this activity can be either that of rental or homeownership.

Location Description:

This activity will be carried out in the target areas as referenced in Section A – Areas of Greatest Need and other census tracts with equal need, as they are identified throughout the program.

Activity Progress Narrative:



Accomplishments Performance Measures

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

	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	0/0	0/7	0/7	0
# Owner Households	0	0	0	0/0	0/7	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	

Project # / Title: DPA / Direct Homeownership Assistance

Grantee Activity Number:	DPA-NSP
Activity Title:	DPA-NSP

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

DPA

Projected Start Date:

03/09/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Direct Homeownership Assistance

Projected End Date:

03/09/2013

Completed Activity Actual End Date:

Responsible Organization:

Pinellas County Community Development



Overall	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$544,209.44
Total Budget	\$91,138.21	\$544,209.44
Total Obligated	\$91,138.21	\$544,209.44
Total Funds Drawdown	\$0.00	\$453,071.23
Program Funds Drawdown	\$0.00	\$99,903.02
Program Income Drawdown	\$0.00	\$353,168.21
Program Income Received	\$0.00	\$13,687.15
Total Funds Expended	\$0.00	\$544,290.44
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity will address neighborhood stabilization within the identified high priority areas through direct assistance to eligible homebuyers of properties redeveloped under this plan. The assistance will be in the form of direct down payment assistance, payment assistance to secure private mortgage insurance, and finance acquisition. This activity will specifically provide down payment and closing cost assistance not to exceed 50% of any down payment amount required from the homebuyer. This assistance will be provided in the form of a zero percent (0%) interest deferred loan. Loans will be deferred for a period not to exceed five (5) years. This activity also allows for the payment of all, or part of, costs required up front for the buyer to obtain necessary private mortgage insurance. Additionally, this activity will allow for the development of financing mechanisms designed to reduce the cost of acquisition to the buyer.

Location Description:

This activity will be carried out in the targeted areas of Greatest Need.

Activity Progress Narrative:

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	0/0	1/20	1/20	100.00
# Owner Households	0	0	0	0/0	1/20	1/20	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

