

Grantee: Pinellas County, FL

Grant: B-08-UN-12-0015

April 1, 2010 thru June 30, 2010 Performance Report

Grant Number:

B-08-UN-12-0015

Obligation Date:**Grantee Name:**

Pinellas County, FL

Award Date:**Grant Amount:**

\$8,063,759.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

Brook R. Gajan

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 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****This Report Period****To Date****Total Projected Budget from All Sources**

N/A

\$8,063,759.00

Total CDBG Program Funds Budgeted

N/A

\$8,063,759.00

Program Funds Drawdown

\$1,048,914.12

\$4,870,062.31

Obligated CDBG DR Funds	\$2,538,292.58	\$7,013,127.38
Expended CDBG DR Funds	\$579,663.01	\$4,927,416.06
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$1,209,563.85	\$0.00
Limit on Admin/Planning	\$806,375.90	\$396,652.45
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$2,015,939.75	\$2,468,039.92

Overall Progress Narrative:

During the quarter, the Community Development Department continued moving single-family homes purchased under the Acquisition Rehab Program from the acquisition phase to the rehabilitation phase. Additional rehabilitation contracts were executed for homes acquired in previous quarters and rehab is underway. During the quarter, the Department developed a mechanism to include NSP acquired properties in the Community Land Trust to insure long-term affordability. Two properties have completed rehab and will be included in the Land Trust. Once this is accomplished, the NSP inventory of remodeled homes will be available to our non-profit partners to determine if they are interested in adding these homes to their inventory.

The Department continued working with lending institutions to establish funding availability for mortgages for NSP eligible home buyers and continues to develop procedures for resale/disposition of remodeled properties. Overall, year-to-date, Pinellas County has acquired 23 single family properties; 16 through the Acquisition Rehab Program and 7 through the Demolition Program. Additionally, the County has acquired 1, 36-unit, multi-family property through the Rental Program. Rehabilitation of 3 properties under the Acquisition Rehab Program has been completed.

Quarter ending 6/30/10: Additional homes were inspected, no properties were recommended for acquisition. 2 rehab projects were completed; 2 properties originally identified as acquisitions under the Acquisition Rehab Program were determined to be in a condition where demolition was necessary.

Quarter ending 3/31/10: 5 properties inspected, 1 property recommended for acquisition, 1 offer made, 13 single-family properties and 1 multi-family rental property purchased.

Quarter ending 12/31/09: 113 properties inspected, 32 properties recommended for acquisition, 23 offers made, 10 properties purchased.

Quarter ending 9/30/09: 927 properties screened, 40 properties recommended for acquisition, 33 offers made, 9 offers accepted.

Quarter ending 7/30/09: 1,550 properties screened, 35 properties recommended for acquisition, 19 offers made, 6

offers accepted.

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	\$514,537.72	\$2,583,631.83	\$1,721,846.35
ADMIN, Administration	\$53,989.99	\$806,376.00	\$290,397.03
BANK, Land Banking Program	\$0.00	\$10,000.00	\$0.00
DEMO, Demolition Program	\$111,557.64	\$486,977.86	\$327,062.86
DPA, Direct Homeownership Assistance	\$0.00	\$25,000.00	\$0.00
RENTAL, Rental Program	\$368,828.77	\$4,132,935.00	\$2,530,756.07

Activities

Grantee Activity Number: ADMIN-NSP

Activity Title: ADMIN-NSP

Activity Category:

Administration

Project Number:

ADMIN

Projected Start Date:

03/09/2009

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

03/09/2013

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Pinellas County Community Development

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$806,376.00
Total CDBG Program Funds Budgeted	N/A	\$806,376.00
Program Funds Drawdown	\$53,989.99	\$290,397.03
Obligated CDBG DR Funds	\$153,144.78	\$402,587.20
Expended CDBG DR Funds	\$147,497.76	\$396,652.45
Pinellas County Community Development	\$147,497.76	\$396,652.45
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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 Community Development Department continued to evaluate foreclosed single-family homes and multi-family properties. No additional acquisitions were made, however due diligence activities and purchase negotiations were initiated for a 36 unit multi-family property. This property was foreclosed upon during construction and is approximately 75% complete.

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: AR-ACQ

Activity Title: AR-ACQ

Activity Category:

Acquisition - general

Project Number:

ACQREHAB

Projected Start Date:

03/03/2009

Activity Status:

Under Way

Project Title:

Acquisition Rehab Program

Projected End Date:

03/03/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Pinellas County Community Development

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$1,720,463.97
Total CDBG Program Funds Budgeted	N/A	\$1,720,463.97
Program Funds Drawdown	\$514,537.72	\$1,720,463.97
Obligated CDBG DR Funds	(\$44,836.23)	\$1,832,702.12
Expended CDBG DR Funds	\$0.00	\$1,765,300.20
Pinellas County Community Development	\$0.00	\$1,765,300.20
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity will address neighborhood stabilization within the identified high priority areas through the acquisition of foreclosed properties. Properties purchased will be rehabbed and made available for resale. Properties acquired under this activity must meet the minimum 5% less than current market appraised value discount per property and the overall portfolio discount minimum of 15% total NSP portfolio. Intermediaries will be utilized to identify the most current inventory of foreclosed properties within our high priority areas. Negotiations with the lenders will need to meet the requirements established to obtain the maximum reasonable discount for the program. The purchase of specific foreclosed properties will be dependent upon the highest degree of neighborhood need and the availability of foreclosed properties that can be obtained at a price consistent with the discount requirements of NSP funding. The minimum affordability requirements will be consistent with the requirements of HOME: \$15,000 - 5 years; \$15,000-\$40,000 - 10 years; >\$40,000 - 15 years; New Construction - 20 years. If a home acquired through this activity is not able to be sold to an eligible homebuyer within a reasonable time, as determined by Pinellas County, the home may be considered for rental to an income qualified person.

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:

During the quarter, a determination was made based on further inspection that 2 properties acquired under the Acquisition Rehab program would need to be demolished. Funds for one of the activities has been corrected and moved to the Demo Acquisition activity. The other will be corrected and reflected in the next quarterly performance report.

Community Development requested draws for reimbursement for the remaining properties purchased under the Acquisition Rehab Program.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Parcels acquired voluntarily	0	18/12

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: AR-DISP

Activity Title: AR-DISP

Activity Category:

Disposition

Project Number:

ACQREHAB

Projected Start Date:

03/09/2009

Activity Status:

Planned

Project Title:

Acquisition Rehab Program

Projected End Date:

03/09/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Pinellas County Community Development

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$110.90	\$110.90
Expended CDBG DR Funds	\$0.00	\$0.00
Pinellas County Community Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity will address neighborhood stabilization within the identified high priority areas through the resale of foreclosed properties purchased and rehabbed through the AR-ACQ and AR-REHAB Activities. Properties will be sold to eligible homebuyers. The minimum affordability requirements will be consistent with the requirements of HOME: \$15,000 - 5 years; \$15,000-\$40,000 - 10 years; >\$40,000 - 15 years; New Construction - 20 years. If a home acquired through this activity is not able to be sold to an eligible homebuyer within a reasonable time, as determined by Pinellas County, the home may be considered for rental to an income qualified person.

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:

Funds obligated under this activity during the quarter should have been under the rehab activity. Funds have been unobligated and moved to the proper activity. The change will be reflected in the next quarterly performance report.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	0	0	0	0/0	0/12	0/12	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: AR-REHAB

Activity Title: AR-REHAB

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

ACQREHAB

Projected Start Date:

03/03/2009

Activity Status:

Under Way

Project Title:

Acquisition Rehab Program

Projected End Date:

03/03/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Pinellas County Community Development

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$593,257.82
Total CDBG Program Funds Budgeted	N/A	\$593,257.82
Program Funds Drawdown	\$0.00	\$1,382.38
Obligated CDBG DR Funds	\$252,719.72	\$260,318.45
Expended CDBG DR Funds	\$1,787.54	\$3,169.92
Pinellas County Community Development	\$1,787.54	\$3,169.92
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

Properties purchased for rehabilitation activities continued to be evaluated, scopes of work were prepared, proposals were accepted and contracts were executed. Funds for activities where rehab contracts have been executed were obligated in the quarter. Staff evaluated the current condition of eleven properties and completed remodeling activities on two additional single-family homes.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/12

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/12

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: DEMO-ACQ

Activity Title: DEMO-ACQ

Activity Category:

Acquisition - general

Project Number:

DEMO

Projected Start Date:

03/09/2009

Activity Status:

Under Way

Project Title:

Demolition Program

Projected End Date:

03/09/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Pinellas County Community Development

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$326,977.86
Total CDBG Program Funds Budgeted	N/A	\$326,977.86
Program Funds Drawdown	\$111,557.64	\$326,977.86
Obligated CDBG DR Funds	\$157,074.38	\$326,977.86
Expended CDBG DR Funds	\$0.00	\$169,903.48
Pinellas County Community Development	\$0.00	\$169,903.48
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

Upon further inspection, a determination was made that 2 properties, originally purchased for rehabilitation, will be demolished. Funds for one of the two activities have been corrected in DRGR and moved to Demo-Acq. The other will be corrected and reflected in the next quarterly performance report.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Parcels acquired voluntarily	0	5/9

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: DEMO-DEMO

Activity Title: DEMO-DEMO

Activity Category:

Clearance and Demolition

Project Number:

DEMO

Projected Start Date:

03/09/2009

Activity Status:

Under Way

Project Title:

Demolition Program

Projected End Date:

03/09/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Pinellas County Community Development

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$83,303.47
Total CDBG Program Funds Budgeted	N/A	\$83,303.47
Program Funds Drawdown	\$0.00	\$85.00
Obligated CDBG DR Funds	\$51,293.13	\$59,717.65
Expended CDBG DR Funds	\$528.82	\$613.82
Pinellas County Community Development	\$528.82	\$613.82
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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 this reporting period contracts were awarded for two demolitions. One property was tested for the presence of asbestos. One additional demolition was completed. Funds for activities where contracts were executed were obligated.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/9

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: DEMO-DISP

Activity Title: DEMO-DISP

Activity Category:

Disposition

Activity Status:

Under Way

Project Number:

DEMO

Project Title:

Demolition Program

Projected Start Date:

03/09/2009

Projected End Date:

03/09/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Pinellas County Community Development

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$33.27	\$33.27
Expended CDBG DR Funds	\$0.00	\$0.00
Pinellas County Community Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

Funds obligated under this activity during the quarter should have been under the demolition activity. Funds have been unobligated and moved to the proper activity. The change will be reflected in the next quarterly performance report.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/9

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: RENTAL-DISP

Activity Title: RENTAL-DISP

Activity Category:

Disposition

Project Number:

RENTAL

Projected Start Date:

03/09/2009

Activity Status:

Planned

Project Title:

Rental Program

Projected End Date:

03/09/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Pinellas County Community Development

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$29,998.82
Total CDBG Program Funds Budgeted	N/A	\$29,998.82
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$59,997.63	\$59,997.63
Expended CDBG DR Funds	\$29,998.82	\$29,998.82
Pinellas County Community Development	\$29,998.82	\$29,998.82
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity will address neighborhood stabilization within the high priority areas identified in the County. Specific neighborhoods will be identified within the census tracts at the time funds are available. The properties acquired and rehabilitated through the RENTAL-ACQ and RENTAL-REHAB Activities will be made available as rental property for families that are below 50% of area median income. The continued affordability of the properties addressed under this activity will be ensured through land use restriction instruments. The properties will be monitored for continued affordability requirements and affordable rents, consistent with the monitoring standards utilized for HOME funded multi-family properties.

Location Description:

This activity will be carried out in the targeted areas of Greatest Need. Other census tracts with equal need, as they are identified over the course of the program will be evaluated for participation in the program.

Activity Progress Narrative:

During the quarter funds were obligated for disposition of the rental property. Half of the units will serve under 50% AMI and count towards the 25% set-aside requirement. The property was moved into the Community Land Trust and the improvements were leased to a nonprofit partner, a Community Housing Development Organization. Drawdown request for reimbursement of these funds will be requested in the future.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	0	0	0	0/0	0/0	0/18	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: RENTAL-DISP-120

Activity Title: RENTAL-DISP-120

Activity Category:

Disposition

Activity Status:

Under Way

Project Number:

RENTAL

Project Title:

Rental Program

Projected Start Date:

03/09/2009

Projected End Date:

03/09/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Pinellas County Community Development

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$29,998.81
Total CDBG Program Funds Budgeted	N/A	\$29,998.81
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$29,998.81	\$29,998.81
Pinellas County Community Development	\$29,998.81	\$29,998.81
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity will address neighborhood stabilization within the high priority areas identified in the County. Specific neighborhoods will be identified within the census tracts at the time funds are available. The properties acquired and rehabilitated through the RENTAL-ACQ and RENTAL-REHAB Activities will be made available as rental property for families that are below 120% of area median income. The continued affordability of the properties addressed under this activity will be ensured through land use restriction instruments. The properties will be monitored for continued affordability requirements and affordable rents, consistent with the monitoring standards utilized for HOME funded multi-family properties.

Location Description:

This activity will be carried out in the targeted areas of Greatest Need. Other census tracts with equal need, as they are identified over the course of the program will be evaluated for participation in the program.

Activity Progress Narrative:

During the quarter funds were obligated for disposition of the rental property. Half of the units and half of the funds will serve under 120% AMI. The property was moved into the Community Land Trust and the improvements were leased to a nonprofit partner, a Community Housing Development Organization. Drawdown request for reimbursement of these funds will be requested in the future.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	0	0	0	0/0	0/18	0/18	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: RENTAL-REHAB

Activity Title: RENTAL-REHAB

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

RENTAL

Project Title:

Rental Program

Projected Start Date:

03/09/2009

Projected End Date:

03/09/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Pinellas County Community Development

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$954,377.50
Total CDBG Program Funds Budgeted	N/A	\$954,377.50
Program Funds Drawdown	\$368,828.77	\$368,828.77
Obligated CDBG DR Funds	\$1,908,755.00	\$1,908,755.00
Expended CDBG DR Funds	\$369,851.26	\$369,851.26
Pinellas County Community Development	\$369,851.26	\$369,851.26
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity will address neighborhood stabilization within the high priority areas in the County. Specific neighborhoods will be identified within the census tracts at the time funds are available. Properties acquired through the RENTAL-ACQ Activity will be rehabilitated and made available as rental property for families that are below 50% of area median income. Properties will be rehabilitated to standards that comply with the applicable laws, codes and other requirements of Pinellas County Community Development's Minimum Standards for Rehabilitation of Residential Properties. All rehabilitation must be performed by a licensed and insured contractor.

Location Description:

This activity will be carried out in the targeted areas of Greatest Need. Other census tracts with equal need, as they are identified over the course of the program will be evaluated for participation in the program.

Activity Progress Narrative:

During the reporting period, rehabilitation of Boardwalk Apartments, a 36-unit multi-family apartment complex, commenced. 18 of the units and 50% of the funding is being set-aside for households under 50% AMI; rehabilitation of the project helps to satisfy the requirement that 25% of NSP funds be utilized for households under 50% AMI.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	0	0	0	0/0	0/0	0/18	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: RENTAL-REHAB-120

Activity Title: RENTAL-REHAB-120

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

RENTAL

Project Title:

Rental Program

Projected Start Date:

03/09/2009

Projected End Date:

03/09/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Pinellas County Community Development

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$954,377.50
Total CDBG Program Funds Budgeted	N/A	\$954,377.50
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity will address neighborhood stabilization within the high priority areas in the County. Specific neighborhoods will be identified within the census tracts at the time funds are available. Properties acquired through the RENTAL-ACQ-120 Activity will be rehabilitated and made available as rental property for families that are below 120% of area median income. Properties will be rehabilitated to standards that comply with the applicable laws, codes and other requirements of Pinellas County Community Development's Minimum Standards for Rehabilitation of Residential Properties. All rehabilitation must be performed by a licensed and insured contractor.

Location Description:

This activity will be carried out in the targeted areas of Greatest Need. Other census tracts with equal need, as they are identified over the course of the program will be evaluated for participation in the program.

Activity Progress Narrative:

During the reporting period, rehabilitation of Boardwalk Apartments, a 36-unit multi-family apartment complex, commenced. 18 of the units and 50% of the funding will serve households up to 120% AMI.

Accomplishments Performance Measures

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

This Report Period	Cumulative Actual Total / Expected
Total	Total

of Housing Units

0

0/18

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	0	0	0	0/0	0/18	0/18	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
