

**Grantee: Pinellas County, FL**

**Grant: B-08-UN-12-0015**

**July 1, 2014 thru September 30, 2014 Performance Report**

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**Grant Number:**

B-08-UN-12-0015

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

Pinellas County, FL

**Contract End Date:**

03/09/2013

**Review by HUD:**

Reviewed and Approved

**Grant Award Amount:**

\$8,063,759.00

**Grant Status:**

Active

**QPR Contact:**

Brook R. Gajan

**LOCCS Authorized Amount:**

\$8,063,759.00

**Estimated PI/RL Funds:**

\$1,500,000.00

**Total Budget:**

\$9,563,759.00

## Disasters:

### Declaration Number

No Disasters Found

## 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

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

N/A

\$9,372,759.00

**Total Budget**

\$0.00

\$9,372,759.00

**Total Obligated**

\$0.00

\$9,372,759.00

**Total Funds Drawdown**

\$0.00

\$8,418,031.31

**Program Funds Drawdown**

\$0.00

\$8,009,511.53



<b>Program Income Drawdown</b>	\$0.00	\$408,519.78
<b>Program Income Received</b>	\$0.00	\$719,974.79
<b>Total Funds Expended</b>	\$116,292.86	\$8,711,264.53
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Target</b>	<b>Actual</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>	\$1,209,563.85	\$0.00
<b>Limit on Admin/Planning</b>	\$806,375.90	\$753,013.18
<b>Limit on Admin</b>	\$0.00	\$753,013.18
<b>Most Impacted and Distressed Threshold (Projected)</b>	\$0.00	\$0.00
<b>Progress towards LH25 Requirement</b>	\$2,390,939.75	\$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 under construction 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 will be acquired and rehabilitated. As a result of the NSP1 funding provided, 11 units will be 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

<b>Project #, Project Title</b>	<b>This Report Period</b>	<b>To Date</b>	
	<b>Program Funds Drawdown</b>	<b>Project Funds Budgeted</b>	<b>Program Funds Drawdown</b>
ACQREHAB, Acquisition Rehab Program	\$0.00	\$3,574,690.32	\$2,657,111.06
ADMIN, Administration	\$0.00	\$821,393.74	\$738,893.74
BANK, Land Banking Program	\$0.00	\$0.00	\$0.00
DEMO, Demolition Program	\$0.00	\$452,878.71	\$442,878.71



DPA, Direct Homeownership Assistance	\$0.00	\$453,071.23	\$99,903.02
RENTAL, Rental Program	\$0.00	\$4,261,725.00	\$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 ( HouseHold )

**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	Jul 1 thru Sep 30, 2014	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,854,226.35
<b>Total Budget</b>	\$0.00	\$1,854,226.35
<b>Total Obligated</b>	\$0.00	\$1,854,226.35
<b>Total Funds Drawdown</b>	\$0.00	\$977,148.15
<b>Program Funds Drawdown</b>	\$0.00	\$936,647.09
<b>Program Income Drawdown</b>	\$0.00	\$40,501.06
<b>Program Income Received</b>	\$0.00	\$587,155.54
<b>Total Funds Expended</b>	\$87,996.58	\$1,139,040.86
Pinellas County Community Development	\$87,996.58	\$1,139,040.86
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$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:**



During the quarter, final rehabilitation activities were completed and two (2) single family homes were listed for sale under the NSP Program.

### Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	6		11/16	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	6		11/16	
# of Singlefamily Units	6		11/16	

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	1	5	6	1/0	9/16	11/16	90.91
# Owner Households	1	5	6	1/0	9/16	11/16	90.91

### Activity Locations

Address	City	County	State	Zip	Status / Accept
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### 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

**Project Number:**

ADMIN

**Projected Start Date:**

03/09/2009

**Benefit Type:**

( )

**National Objective:**

**Activity Status:**

Under Way

**Project Title:**

Administration

**Projected End Date:**

03/09/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**



<b>Overall</b>	<b>Jul 1 thru Sep 30, 2014</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$821,393.74
<b>Total Budget</b>	\$0.00	\$821,393.74
<b>Total Obligated</b>	\$0.00	\$821,393.74
<b>Total Funds Drawdown</b>	\$0.00	\$753,013.18
<b>Program Funds Drawdown</b>	\$0.00	\$738,893.74
<b>Program Income Drawdown</b>	\$0.00	\$14,119.44
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$18,038.20	\$779,460.39
Pinellas County Community Development	\$18,038.20	\$779,460.39
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$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 conduct project management and compliance activities related to administering the NSP Program.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures**

**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-DEMO****Activity Title: DEMO-DEMO****Activity Category:**

Clearance and Demolition

**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 ( HouseHold )

**Completed Activity Actual End Date:****National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Pinellas County Community Development

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2014</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$125,900.85
<b>Total Budget</b>	\$0.00	\$125,900.85
<b>Total Obligated</b>	\$0.00	\$125,900.85
<b>Total Funds Drawdown</b>	\$0.00	\$116,631.92
<b>Program Funds Drawdown</b>	\$0.00	\$115,900.85
<b>Program Income Drawdown</b>	\$0.00	\$731.07
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$10,258.08	\$130,511.04
Pinellas County Community Development	\$10,258.08	\$130,511.04
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$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 started 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	

