

# Jul 1, 2015 thru Sep 30, 2015 Performance Report

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

**Obligation Date:**

**Grantee Name:**  
Pinellas County, FL

**Award Date:**

**Grant Award Amount:**  
\$8,063,759.00

**Contract End Date:**

**LOCCS Authorized Amount:**  
\$8,063,759.00

**Reviewed By HUD:**  
Original - In Progress

**Estimated PI/RL Funds:**  
\$1,500,000.00

**Total Budget:**  
\$9,563,759.00

**Grant Status:**  
Active

**QPR Contact:**  
Brook R. Gajan

## Disasters: Declaration Number

NSP

### 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	8,967,947.62
Total Budget	0	8,967,947.62
Total Obligated	\$0.00	\$8,967,947.62
Total Funds Drawdown	\$0.00	\$8,418,031.31
Program Funds Drawdown	\$0.00	\$8,009,511.53
Program Income Drawdown	\$0.00	\$408,519.78
Program Income Received	\$0.00	\$719,974.79
Total Funds Expended	\$180,622.71	\$8,948,702.38
Match Contributed	\$0.00	\$0.00

### Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected):		0%
Overall Benefit Percentage (Actual):		0%

Minimum Non-Federal Match	0	0
Limit on Public Services	1,209,563.85	0
Limit on Admin/Planning	806,375.9	753,013.18
Limit on State Admin	0	753,013.18

### Progress Toward Activity Type Targets

Activity Type	Target	Actual
---------------	--------	--------

### Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	2,015,939.75	2,088,031.5

### 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. Twelve (12) of the houses have been sold through the Acquisition Rehab Program. The one (1) remaining rehabilitated house is currently listed for sale. Ten (10) houses were acquired and demolished through the Demolition Program. Construction of Four (4) new single family homes has been completed and the houses are listed for sale. Six (6) 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	0	0
ACQREHAB, Acquisition Rehab Program	0	3,000,000	2,657,111.06
ADMIN, Administration	0	800,000	738,893.74
BANK, Land Banking Program	0	0	0
DEMO, Demolition Program	0	600,000	442,878.71
DPA, Direct Homeownership Assistance	0	544,209.44	99,903.02
RENTAL, Rental Program	0	4,070,725	4,070,725

### Project/Activity Index:

Project #	Project Title	Grantee Activity #	Activity Title
<a href="#">ACQREHAB</a>	<a href="#">Acquisition Rehab Program</a>	<a href="#">AR-ACQ</a>	<a href="#">AR-ACQ</a>
<a href="#">ACQREHAB</a>	<a href="#">Acquisition Rehab Program</a>	<a href="#">AR-DISP</a>	<a href="#">AR-DISP</a>
<a href="#">ACQREHAB</a>	<a href="#">Acquisition Rehab Program</a>	<a href="#">AR-REHAB</a>	<a href="#">AR-REHAB</a>
<a href="#">ADMIN</a>	<a href="#">Administration</a>	<a href="#">ADMIN-NSP</a>	<a href="#">ADMIN-NSP</a>
<a href="#">BANK</a>	<a href="#">Land Banking Program</a>	<a href="#">BANK-ACQ</a>	<a href="#">BANK-ACQ</a>
<a href="#">BANK</a>	<a href="#">Land Banking Program</a>	<a href="#">BANK-DISP</a>	<a href="#">BANK-DISP</a>
<a href="#">DEMO</a>	<a href="#">Demolition Program</a>	<a href="#">DEMO-ACQ</a>	<a href="#">DEMO-ACQ</a>
<a href="#">DEMO</a>	<a href="#">Demolition Program</a>	<a href="#">DEMO-CONSTR</a>	<a href="#">DEMO-CONSTR</a>
<a href="#">DEMO</a>	<a href="#">Demolition Program</a>	<a href="#">DEMO-DEMO</a>	<a href="#">DEMO-DEMO</a>
<a href="#">DEMO</a>	<a href="#">Demolition Program</a>	<a href="#">DEMO-DISP</a>	<a href="#">DEMO-DISP</a>
<a href="#">DPA</a>	<a href="#">Direct Homeownership Assistance</a>	<a href="#">DPA-NSP</a>	<a href="#">DPA-NSP</a>
<a href="#">RENTAL</a>	<a href="#">Rental Program</a>	<a href="#">RENTAL-ACQ</a>	<a href="#">RENTAL-ACQ</a>
<a href="#">RENTAL</a>	<a href="#">Rental Program</a>	<a href="#">RENTAL-ACQ-120</a>	<a href="#">RENTAL-ACQ-120</a>
<a href="#">RENTAL</a>	<a href="#">Rental Program</a>	<a href="#">RENTAL-DISP</a>	<a href="#">RENTAL-DISP</a>
<a href="#">RENTAL</a>	<a href="#">Rental Program</a>	<a href="#">RENTAL-DISP-120</a>	<a href="#">RENTAL-DISP-120</a>
<a href="#">RENTAL</a>	<a href="#">Rental Program</a>	<a href="#">RENTAL-REHAB</a>	<a href="#">RENTAL-REHAB</a>
<a href="#">RENTAL</a>	<a href="#">Rental Program</a>	<a href="#">RENTAL-REHAB-120</a>	<a href="#">RENTAL-REHAB-120</a>



### 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:

### Activity Location:

Address	City	State	Zip	Status / Accept Visible on PDF?
No Activity Locations Found				

### Other Funding Sources Budgeted - Detail

#### Match Sources

Amount

No Other Match Funding Sources Found

#### Other Funding Sources

Amount

No Other Funding Sources Found

### Activity Supporting Documents:

#### Activity Supporting Documents:

None

Project # / 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

#### National Objective:

N/A

#### Completed Activity Actual End Date:

#### Responsible Organization:

Pinellas County Community Development

#### Benefit Type:

N/A

#### Overall

Jul 1 thru Sep 30, 2015

To Date

Total Projected Budget from All Sources:

N/A

\$753,013.18

Total Budget:

\$0.00

\$753,013.18

Total Obligated:

\$0.00

\$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:

\$1,373.34

\$785,829.85

Pinellas County Community Development

\$1,373.34

\$785,829.85

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, Pinellas County continued to conduct program management and compliance activities.

**Activity Location:**

Address	City	State	Zip	Status / Accept Visible on PDF?
---------	------	-------	-----	---------------------------------

No Activity Locations Found

**Other Funding Sources Budgeted - Detail**

Match Sources	Amount
---------------	--------

No Other Match Funding Sources Found

**Other Funding Sources**

Amount

No Other Funding Sources Found

**Activity Supporting Documents:**

Activity Supporting Documents:  
None

**Project # / 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

**National Objective:**  
NSP Only - LMMI

**Completed Activity Actual End Date:**

**Responsible Organization:**  
Pinellas County Community Development

**Benefit Type:**  
Direct Benefit (Households)

Overall	Jul 1 thru Sep 30, 2015	To Date
<b>Total Projected Budget from All Sources:</b>	N/A	\$196,999.39
<b>Total Budget:</b>	\$0.00	\$196,999.39
<b>Total Obligated:</b>	\$0.00	\$196,999.39
<b>Total Funds Drawdown</b>	\$0.00	\$116,631.92
Program Funds Drawdown:	\$0.00	\$115,900.85

Program Income Drawdown:	\$0.00	\$731.07
<b>Program Income Received:</b>	\$0.00	\$0.00
<b>Total Funds Expended:</b>	\$4,339.90	\$140,821.52
Pinellas County Community Development	\$4,339.90	\$140,821.52
<b>Match Contributed:</b>	\$0.00	\$0.00

### 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 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, Pinellas County continued to maintain vacant properties.

### Activity Location:

Address	City	State	Zip	Status / Accept Visible on PDF?
No Activity Locations Found				

### Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

### Other Funding Sources

No Other Funding Sources Found

### Activity Supporting Documents:

Activity Supporting Documents:  
None

### Review Checklist History

Status	Date	Action
--------	------	--------

