

Apr 1, 2015 thru Jun 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	\$1,002.79	\$8,768,079.67
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
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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. 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 Program Funds Drawdown	To Date Project Funds Budgeted	To Date 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
ACQREHAB	Acquisition Rehab Program	AR-ACQ	AR-ACQ
ACQREHAB	Acquisition Rehab Program	AR-DISP	AR-DISP
ACQREHAB	Acquisition Rehab Program	AR-REHAB	AR-REHAB
ADMIN	Administration	ADMIN-NSP	ADMIN-NSP
BANK	Land Banking Program	BANK-ACQ	BANK-ACQ
BANK	Land Banking Program	BANK-DISP	BANK-DISP
DEMO	Demolition Program	DEMO-ACQ	DEMO-ACQ
DEMO	Demolition Program	DEMO-CONSTR	DEMO-CONSTR
DEMO	Demolition Program	DEMO-DEMO	DEMO-DEMO
DEMO	Demolition Program	DEMO-DISP	DEMO-DISP
DPA	Direct Homeownership Assistance	DPA-NSP	DPA-NSP
RENTAL	Rental Program	RENTAL-ACQ	RENTAL-ACQ
RENTAL	Rental Program	RENTAL-ACQ-120	RENTAL-ACQ-120
RENTAL	Rental Program	RENTAL-DISP	RENTAL-DISP
RENTAL	Rental Program	RENTAL-DISP-120	RENTAL-DISP-120
RENTAL	Rental Program	RENTAL-REHAB	RENTAL-REHAB
RENTAL	Rental Program	RENTAL-REHAB-120	RENTAL-REHAB-120

Activities

Project # / Project Title: ACQREHAB / Acquisition Rehab Program

Grantee Activity Number:
AR-REHAB

Activity Title:
AR-REHAB

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
ACQREHAB

Project Title:
Acquisition Rehab Program

Projected Start Date:
03/03/2009

Projected End Date:
03/03/2013

National Objective:
NSP Only - LMMI

Completed Activity Actual End Date:

Responsible Organization:
Pinellas County Community Development

Benefit Type:
Direct Benefit (Households)

Overall	Apr 1 thru Jun 30, 2015	To Date
Total Projected Budget from All Sources:	N/A	\$1,279,536.03
Total Budget:	\$0.00	\$1,279,536.03
Total Obligated:	\$0.00	\$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:	\$783.91	\$1,184,889.30
Pinellas County Community Development	\$783.91	\$1,184,889.30
Match Contributed:	\$0.00	\$0.00

Accomplishments Performance Measures

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

Cumulative Race Total

	This Report Period						Cumulative Actual Total					
	Owner		Renter		Total Households		Owner		Renter		Total Households	
	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino
Direct Benefit (Households)												
White	0	0	0	0	0	0	9	1	0	0	9	1
Black/African American	0	0	0	0	0	0	2	0	0	0	2	0
Households Female	0		0		0		0		0		0	

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 purchased with NSP funds remain for sale.

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

	Apr 1 thru Jun 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:	\$218.88	\$784,456.51
Pinellas County Community Development	\$218.88	\$784,456.51
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.

Activity Location:

Address	City	State	Zip	Status / Accept	Visible on PDF?
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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

Review Checklist History

Status	Date	Action
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