

**Grantee: Pinellas County, FL**

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

**July 1, 2013 thru September 30, 2013 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

**LOCCS Authorized Amount:**

\$8,063,759.00

**Grant Status:**

Active

**QPR Contact:**

Brook R. Gajan

**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**

N/A

**To Date**

\$9,372,759.00

**Total Budget**

\$1,309,000.00

\$9,372,759.00

**Total Obligated**

\$1,309,000.00

\$9,372,759.00

**Total Funds Drawdown**

\$354,272.31

\$8,418,031.31

**Program Funds Drawdown**

\$0.00

\$8,009,511.53

**Program Income Drawdown**

\$354,272.31

\$408,519.78



<b>Program Income Received</b>	\$513,690.46	\$593,039.35
<b>Total Funds Expended</b>	\$255,042.71	\$7,476,727.72
<b>Match Contributed</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Required</b>	<b>To Date</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 State Admin</b>	\$0.00	\$753,013.18

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

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

## Overall Progress Narrative:

Since program inception, Pinellas County has acquired 23 foreclosed single family houses; 16 through the Acquisition Rehab Program and 7 through the Demolition Program. Rehabilitation of 11 properties under the Acquisition Rehab Program has been completed and all 7 sub-standard houses have been demolished. Seven houses have been sold and four properties are currently listed for sale.

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 is on schedule to be completed in April 2013.

## 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**

**Total Projected Budget from All Sources**

**Jul 1 thru Sep 30, 2013**

N/A

**To Date**

\$1,854,226.35

**Total Budget**

\$917,579.26

\$1,854,226.35

**Total Obligated**

\$917,579.26

\$1,854,226.35

**Total Funds Drawdown**

\$40,501.06

\$977,148.15

**Program Funds Drawdown**

\$0.00

\$936,647.09

**Program Income Drawdown**

\$40,501.06

\$40,501.06

**Program Income Received**

\$436,551.10

\$515,899.99

**Total Funds Expended**

\$53,483.38

\$1,018,162.73

Pinellas County Community Development

\$53,483.38

\$1,018,162.73

**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:**



During the quarter, rehabilitation and landscaping work was completed on one single-family home purchased under the NSP Program. The property was listed for sale.

### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	4/16

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	4/16
# of Singlefamily Units	0	4/16

### 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	3/16	4/16	75.00
# Owner Households	0	0	0	0/0	3/16	4/16	75.00

### 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	

**Project # / Title: ADMIN / Administration**

<b>Grantee Activity Number:</b>	<b>ADMIN-NSP</b>
<b>Activity Title:</b>	<b>ADMIN-NSP</b>

**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:**

( )

**Completed Activity Actual End Date:**

**National Objective:**

**Responsible Organization:**



<b>Overall</b>	<b>Jul 1 thru Sep 30, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$821,393.74
<b>Total Budget</b>	\$82,500.00	\$821,393.74
<b>Total Obligated</b>	\$82,500.00	\$821,393.74
<b>Total Funds Drawdown</b>	\$14,119.44	\$753,013.18
<b>Program Funds Drawdown</b>	\$0.00	\$738,893.74
<b>Program Income Drawdown</b>	\$14,119.44	\$14,119.44
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$10,209.52	\$758,893.74
Pinellas County Community Development	\$10,209.52	\$758,893.74
<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 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-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

**Overall****Jul 1 thru Sep 30, 2013****To Date****Total Projected Budget from All Sources**

N/A

\$125,900.85

**Total Budget**

\$10,000.00

\$125,900.85

**Total Obligated**

\$10,000.00

\$125,900.85

**Total Funds Drawdown**

\$731.07

\$116,631.92

**Program Funds Drawdown**

\$0.00

\$115,900.85

**Program Income Drawdown**

\$731.07

\$731.07

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$768.97

\$117,129.27

Pinellas County Community Development

\$768.97

\$117,129.27

**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 &ndash 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 properties acquired under the Demolition Acquisition Activity.

### Accomplishments Performance Measures

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

### 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	

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### 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 ( HouseHold )

**Activity Status:**

Under Way

**Project Title:**

Direct Homeownership Assistance

**Projected End Date:**

03/09/2013

**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, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$453,071.23
<b>Total Budget</b>	\$298,920.74	\$453,071.23
<b>Total Obligated</b>	\$298,920.74	\$453,071.23
<b>Total Funds Drawdown</b>	\$298,920.74	\$453,071.23
<b>Program Funds Drawdown</b>	\$0.00	\$99,903.02
<b>Program Income Drawdown</b>	\$298,920.74	\$353,168.21
<b>Program Income Received</b>	\$5,660.10	\$5,660.10
<b>Total Funds Expended</b>	\$190,580.84	\$544,290.44
Pinellas County Community Development	\$190,580.84	\$544,290.44
<b>Match Contributed</b>	\$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:**

During the quarter, rehabilitation and landscaping work was completed on one single-family home purchased under the NSP Program. The property was listed for sale.

**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

### Project # / Title: RENTAL / Rental Program

**Grantee Activity Number:** RENTAL-REHAB

**Activity Title:** RENTAL-REHAB

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

RENTAL

**Projected Start Date:**

03/09/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Rental Program

**Projected End Date:**

03/09/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Pinellas County Community Development

Overall	Jul 1 thru Sep 30, 2013	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$971,731.03
<b>Total Budget</b>	\$0.00	\$971,731.03
<b>Total Obligated</b>	\$0.00	\$971,731.03
<b>Total Funds Drawdown</b>	\$0.00	\$971,731.03
<b>Program Funds Drawdown</b>	\$0.00	\$971,731.03
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$971,526.00
<b>Match Contributed</b>	\$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:

### Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		2/1	
# ELI Households (0-30% AMI)	0		32/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		36/18	
# of Multifamily Units	0		36/18	

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	36/18	0/0	36/18	100.00
# Renter Households	0	0	0	36/18	0/0	36/18	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	



**Grantee Activity Number: RENTAL-REHAB-120**

**Activity Title: RENTAL-REHAB-120**

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

RENTAL

**Projected Start Date:**

03/09/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Rental Program

**Projected End Date:**

03/09/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Pinellas County Community Development

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$871,731.04
<b>Total Budget</b>	\$0.00	\$871,731.04
<b>Total Obligated</b>	\$0.00	\$871,731.04
<b>Total Funds Drawdown</b>	\$0.00	\$871,731.04
<b>Program Funds Drawdown</b>	\$0.00	\$871,731.04
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$71,479.26	\$71,479.26
<b>Total Funds Expended</b>	\$0.00	\$871,731.04
<b>Match Contributed</b>	\$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:**

**Accomplishments Performance Measures**

**This Report Period  
Total**

**Cumulative Actual Total / Expected  
Total**



# of Properties	0	2/1
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	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	36/18
# of Multifamily Units	0	36/18

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	10/0	21/18	35/18	88.57
# Renter Households	0	0	0	10/0	21/18	35/18	88.57

### 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	

