

Jul 1, 2014 thru Sep 30, 2014 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 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 | 9,372,759 |
| Total Budget | 0 | 9,372,759 |
| 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 |
| Program Income Drawdown | \$0.00 | \$408,519.78 |
| Program Income Received | \$0.00 | \$719,974.79 |
| Total Funds Expended | \$116,292.86 | \$7,631,554.27 |
| 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. 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

| 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 | 3,574,690.32 | 2,657,111.06 |
| ADMIN, Administration | 0 | 821,393.74 | 738,893.74 |
| BANK, Land Banking Program | 0 | 0 | 0 |
| DEMO, Demolition Program | 0 | 452,878.71 | 442,878.71 |
| DPA, Direct Homeownership Assistance | 0 | 453,071.23 | 99,903.02 |
| RENTAL, Rental Program | 0 | 4,261,725 | 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

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 | Jul 1 thru Sep 30, 2014 | To Date |
|---|-------------------------|----------------|
| Total Projected Budget from All Sources: | N/A | \$1,854,226.35 |
| Total Budget: | \$0.00 | \$1,854,226.35 |
| Total Obligated: | \$0.00 | \$1,854,226.35 |
| 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: | \$87,996.58 | \$1,139,040.86 |
| Pinellas County Community Development | \$87,996.58 | \$1,139,040.86 |
| Match Contributed: | \$0.00 | \$0.00 |

Accomplishments Performance Measures

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

Cumulative Race Total

| | This Report Period | | | | | | Cumulative Actual Total | | | | | |
|-----------------------------|--------------------|-----------------|--------|-----------------|------------------|-----------------|-------------------------|-----------------|--------|-----------------|------------------|-----------------|
| | Owner | | Renter | | Total Households | | Owner | | Renter | | Total Households | |
| Direct Benefit (Households) | Total | Hispanic/Latino | Total | Hispanic/Latino | Total | Hispanic/Latino | Total | Hispanic/Latino | Total | Hispanic/Latino | Total | Hispanic/Latino |
| White | 5 | 1 | 0 | 0 | 5 | 1 | 9 | 1 | 0 | 0 | 9 | 1 |
| Black/African American | 1 | 0 | 0 | 0 | 1 | 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:

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

Activity Location:

| Address | City | State | Zip | Status / Accept | Visible on PDF? |
|---------------------|----------------|---------|-------|-------------------|-----------------|
| 4500 51st Court N | St. Petersburg | Florida | 33714 | Not Validated / N | Yes |
| 6994 78th Ave N | Pinellas Park | Florida | 33781 | Not Validated / N | Yes |
| 8475 59th Street N | Pinellas Park | Florida | 33781 | Not Validated / N | Yes |
| 8899 109th Street N | Seminole | Florida | 33777 | Not Validated / N | Yes |
| 1410 Regal Road | Clearwater | Florida | 33756 | Not Validated / N | Yes |
| 5903 50th Avenue | Kenneth City | Florida | 33709 | Not Validated / N | Yes |

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, 2014 | To Date |
|--|-------------------------|--------------|
| Total Projected Budget from All Sources: | N/A | \$821,393.74 |
| Total Budget: | \$0.00 | \$821,393.74 |
| Total Obligated: | \$0.00 | \$821,393.74 |
| 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: | \$18,038.20 | \$779,460.39 |
| Pinellas County Community Development | \$18,038.20 | \$779,460.39 |
| 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 Community Development Department 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? |
|-----------------------------|------|-------|-----|-----------------|-----------------|
| 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, 2014 | To Date |
|--|-------------------------|--------------|
| Total Projected Budget from All Sources: | N/A | \$125,900.85 |
| Total Budget: | \$0.00 | \$125,900.85 |
| Total Obligated: | \$0.00 | \$125,900.85 |
| Total Funds Drawdown | \$0.00 | \$116,631.92 |
| Program Funds Drawdown: | \$0.00 | \$115,900.85 |
| Program Income Drawdown: | \$0.00 | \$731.07 |
| Program Income Received: | \$0.00 | \$0.00 |
| Total Funds Expended: | \$10,258.08 | \$130,511.04 |
| Pinellas County Community Development | \$10,258.08 | \$130,511.04 |
| Match Contributed: | \$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, constrction started on five (5) new single family houses.

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

Review Checklist History

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