

Jul 1, 2013 thru Sep 30, 2013 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:
No QPR Contact Found

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	1,309,000	9,372,759
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
Program Income Received	\$513,690.46	\$593,039.35
Total Funds Expended	\$255,042.71	\$7,476,727.72
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; 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

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-REHAB	AR-REHAB
ACQREHAB	Acquisition Rehab Program	AR-DISP	AR-DISP
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-DEMO	DEMO-DEMO
DEMO	Demolition Program	DEMO-DISP	DEMO-DISP
DEMO	Demolition Program	DEMO-CONSTR	DEMO-CONSTR
DPA	Direct Homeownership Assistance	DPA-NSP	DPA-NSP
RENTAL	Rental Program	RENTAL-ACQ	RENTAL-ACQ
RENTAL	Rental Program	RENTAL-REHAB	RENTAL-REHAB
RENTAL	Rental Program	RENTAL-DISP	RENTAL-DISP
RENTAL	Rental Program	RENTAL-ACQ-120	RENTAL-ACQ-120
RENTAL	Rental Program	RENTAL-REHAB-120	RENTAL-REHAB-120
RENTAL	Rental Program	RENTAL-DISP-120	RENTAL-DISP-120

Activities

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, 2013	To Date
Total Projected Budget from All Sources:	N/A	\$821,393.74
Total Budget:	\$82,500.00	\$821,393.74
Total Obligated:	\$82,500.00	\$821,393.74
Total Funds Drawdown	\$14,119.44	\$753,013.18
Program Funds Drawdown:	\$0.00	\$738,893.74
Program Income Drawdown:	\$14,119.44	\$14,119.44
Program Income Received:	\$0.00	\$0.00
Total Funds Expended:	\$10,209.52	\$758,893.74
Pinellas County Community Development	\$10,209.52	\$758,893.74
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
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:

Supporting Documents
None

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, 2013	To Date
Total Projected Budget from All Sources:	N/A	\$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

Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

	This Report Period	Cumulative Actual Total / Expected
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	Low	Mod	Total	Low	Mod	Total	Low/ Mod%
# of Households	0	0	0	0/0	3/16	4/16	75
# Owner Households	0	0	0	0/0	3/16	4/16	75

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	0	0	0	0	0	0	3	0	0	0	3	0
Black/African American	0	0	0	0	0	0	1	0	0	0	1	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, rehabilitation and landscaping work was completed on one single-family home purchased under the NSP Program. The property was listed for sale.

Activity Location:

Address	City	State	Zip	Status / Accept
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Other Funding Sources	Amount
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No Other Funding Sources Found

Activity Supporting Documents:

Activity Supporting Documents:

Supporting Documents
None

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, 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

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
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	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 properties acquired under the Demolition Acquisition Activity.

Activity Location:

Address	City	State	Zip	Status / Accept
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Other Funding Sources	Amount
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No Other Funding Sources Found

Activity Supporting Documents:

Activity Supporting Documents:

Supporting Documents
None

Grantee Activity Number: DPA-NSP	Activity Title: DPA-NSP
Activity Category: Homeownership Assistance to low- and moderate-income	Activity Status: Under Way
Project Number: DPA	Project Title: Direct Homeownership Assistance
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, 2013	To Date
Total Projected Budget from All Sources:	N/A	\$453,071.23
Total Budget:	\$298,920.74	\$453,071.23
Total Obligated:	\$298,920.74	\$453,071.23
Total Funds Drawdown	\$298,920.74	\$453,071.23
Program Funds Drawdown:	\$0.00	\$99,903.02
Program Income Drawdown:	\$298,920.74	\$353,168.21
Program Income Received:	\$5,660.10	\$5,660.10
Total Funds Expended:	\$190,580.84	\$544,290.44
Pinellas County Community Development	\$190,580.84	\$544,290.44
Match Contributed:	\$0.00	\$0.00

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
# Owner Households	0	0	0	0/0	1/20	1/20	100

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	0	0	0	0	0	0	1	0	0	0	1	0

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.

Activity Location:

Address	City	State	Zip	Status / Accept
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Other Funding Sources	Amount
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No Other Funding Sources Found

Activity Supporting Documents:

Activity Supporting Documents:

Supporting Documents
None

Grantee Activity Number:

RENTAL-REHAB

Activity Title:

RENTAL-REHAB

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

RENTAL

Project Title:

Rental Program

Projected Start Date:

03/09/2009

Projected End Date:

03/09/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Completed Activity Actual End Date:**Responsible Organization:**

Pinellas County Community Development

Benefit Type:

Direct Benefit (Households)

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources:	N/A	\$971,731.03
Total Budget:	\$0.00	\$971,731.03
Total Obligated:	\$0.00	\$971,731.03
Total Funds Drawdown	\$0.00	\$971,731.03
Program Funds Drawdown:	\$0.00	\$971,731.03
Program Income Drawdown:	\$0.00	\$0.00
Program Income Received:	\$71,479.26	\$71,479.26
Total Funds Expended:	\$0.00	\$971,526.00
Match Contributed:	\$0.00	\$0.00

Accomplishments Performance Measures

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

	This Report Period Total	Cumulative Actual Total / Expected 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
# Renter Households	0	0	0	36/18	0/0	36/18	100

Cumulative Race Total

	This Report Period	Cumulative Actual Total
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	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	0	0	0	0	0	0	0	0	22	4	22	4
Black/African American	0	0	0	0	0	0	0	0	14	0	14	0
Asian	0	0	0	0	0	0	0	0	0	0	0	0
Households Female	0		0		0		0		34		34	

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:

Activity Location:

Address	City	State	Zip	Status / Accept
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Other Funding Sources	Amount
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No Other Funding Sources Found

Activity Supporting Documents:

Activity Supporting Documents:

Supporting Documents
None

