

SAINT PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of June 4, 2009

To: The Honorable Jeff Danner, Chair, and Members of City Council

Subject: Approving the qualifications of Boley Centers, Inc. and Homes For Independence, Inc. to acquire, rehabilitate and manage multi-family rental properties for the Housing and Community Development Department through Neighborhood Stabilization Program (NSP) funding at an estimated amount of \$2,374,741.

Explanation: The Purchasing Department received three responses to its Request for Qualifications.

The organizations will acquire, rehabilitate and manage multi-family rental properties (4-units or more) in areas designated as high priorities by the city pursuant to the Neighborhood Stabilization Program (NSP) grant awarded to the city by the U.S. Department of Housing and Urban Development (HUD). The purpose of the NSP is to provide targeted assistance to state and local governments to acquire, rehabilitate or redevelop properties that might otherwise become a source of blight within communities. The city seeks to secure the services of non-profit agencies to acquire and provide affordable housing for households whose incomes are below 50% of area median income (AMI). Through the NSP, HUD has allocated \$9,489,962 to the city, of which a minimum of \$2,374,741 is available to assist households at or below 50% of AMI.

The targeted multi-family properties shall be those that have been foreclosed upon or properties that lenders have secured through deed-in lieu of foreclosure. The properties proposed by the organizations are subject to review by the city's Project Review Team prior to presentation to the Housing Services Committee and City Council for NSP loan approval. HUD requires that the organizations continue to manage the properties for a minimum of 15 years from completion of rehabilitation.

The three packets submitted for qualifications were evaluated by a cross functional team based on qualifications, experience, organizational capacity, project budget, financial capacity, project schedule, federal, state or locally-funded affordable housing experience, and proximity to the project involved.

The Purchasing Department, in cooperation with the Housing and Community Development Department, recommends:

Boley Centers, Inc.
Homes For Independence, Inc.

Boley Centers, Inc. and Homes For Independence, Inc. have met the requirements of RFQ 6821 dated March 6, 2009.

Boley Centers, Inc., a St. Petersburg-based Florida Non Profit Corporation, has been in business since 1970 and has 260 employees. Boley has forty two housing and service center locations throughout Pinellas County.

Homes For Independence, Inc., a Clearwater-based Florida Non Profit Corporation, was established in 1995 and employs five staff members. Homes For Independence has active housing development projects with the cities of Clearwater and Lakeland and manages numerous multi-family properties throughout the city of St. Petersburg.

Cost/Funding/Assessment Information: Funds have been appropriated in the Neighborhood Stabilization Program Fund (1114) on January 8, 2009.

Attachment: Resolution

Approvals:



Administrative



Budget

A RESOLUTION APPROVING BOLEY CENTERS, INC. AND HOMES FOR INDEPENDENCE, INC. AS QUALIFIED TO ACQUIRE, REHABILITATE AND MANAGE MULTI-FAMILY RENTAL PROPERTIES FOR THE HOUSING DEPARTMENT THROUGH THE NEIGHBORHOOD STABILIZATION PROGRAM GRANT AWARDED TO THE CITY BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT IN THE ESTIMATED TOTAL AMOUNT OF \$2,374,741; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg has been awarded a Neighborhood Stabilization Program Grant by the U. S. Department of Housing and Urban Development (HUD) to acquire, rehabilitate or redevelop properties that might otherwise become a source of blight within the City; and

WHEREAS, the Purchasing Department received three responses to Request for Qualifications No. 6821 dated March 6, 2009; and


WHEREAS, the three responses were evaluated by a cross functional team based on qualifications, experience, organization capacity, project budget, financial capacity, project schedule, federal, state or locally-funded affordable housing experience, and proximity to the project involved;

WHEREAS, the Purchasing Department in cooperation with the Housing and Community Development Department, recommends approval of Boley Centers, Inc. and Homes For Independence, Inc. as qualified to acquire, rehabilitate or redevelop properties pursuant to Request for Qualifications No. 6821.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that Boley Centers, Inc. and Homes For Independence, Inc. are hereby approved as qualified to acquire, rehabilitate and manage multi-family rental properties for the Housing Department through the Neighborhood Stabilization Program Grant awarded to the City by the U.S. Department of Housing and Urban Development in the estimated total amount of \$2,374,741

This Resolution shall become effective immediately upon its adoption.

Approved as to form and content:



City Attorney (designee)