

## ST. PETERSBURG CITY COUNCIL

### Consent Agenda

Meeting of August 6, 2009

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

**SUBJECT:** A resolution approving the disbursement of \$290,934 to the Pinellas County Housing Finance Authority ("PCHFA") for use as a grant to Catholic Charities Foundation of Tampa Bay, Inc. ("Catholic Charities") from the Special Needs Permanent Rental Housing Category of the City's Fiscal Year 2006-2007 Community Housing Trust Fund (1117) Program for the construction of a special needs efficiency apartment building ("Development") in accordance with City Council Resolution No. 2008-254 and the City's FY09 budget; authorizing the Mayor or his designee to execute an agreement with the PCHFA to manage the funding and construction of the Development, and to execute all documents necessary to effectuate this transaction; and providing an effective date.

#### **EXPLANATION:**

The City prepared and provided a Local Housing Assistance Plan to Pinellas County and was awarded a total of \$4,144,125 in Community Housing Trust Funds for Fiscal Years 2006-2007, 2007-2008, and 2008-2009. Funding was the result of a very vibrant real estate market that limited the amount of housing eligible to be purchased by low and moderate-income households. The funding was received from Pinellas County beginning in April 2007 and continued through October 2008. The City committed the funding to the development or preservation of multi-family developments for low and moderate income households.

Catholic Charities Foundation of Tampa Bay, Inc., ("Catholic Charities") prepared a Permanent Special Needs Housing Grant Application and submitted it to the State of Florida, Florida Housing Finance Corporation ("FHFC") in May 2008. The condition of the application was that the FHFC would provide Catholic Charities \$3 million in Special Needs funding to construct a 50-unit/80-bed efficiency apartment development for persons who are homeless, if Catholic Charities were able to secure a \$1 million match from local governments, for a total Development cost of \$4 million.

The City was approached by Catholic Charities to commit to funding its Development, and on May 15, 2008 City Council by Resolution 2008-254, committed to funding \$290,934 in allocations the City had received from funding through the Pinellas County Community Housing Trust Funds. The City committed the funding subject to Catholic Charities receipt of \$3 million in Special Needs Grant funding from the FHFC.

Catholic Charities received confirmation on June 5, 2009, that its funding was approved by FHFC. Catholic Charities is required to close on the FHFC construction loan for the Development on or before August 10, 2009.

Pinellas County has requested that the funds from all of the Cities be transferred to Pinellas County to conduct the management of the funding and construction of the Development through its Pinellas County Housing Finance Authority ("PCHFA").

Having the PCHFA administer the City's contribution to the funding of the Development in conjunction with the contributions of the other local governments will streamline the administration of the funding and construction of the Development.

**RECOMMENDATION:**

Administration recommends that City Council adopt the attached resolution approving the disbursement of \$290,934 to the Pinellas County Housing Finance Authority ("PCHFA") for use as a grant to Catholic Charities Foundation of Tampa Bay, Inc. ("Catholic Charities") from the Special Needs Permanent Rental Housing Category of the City's Fiscal Year 2006-2007 Community Housing Trust Fund Program for the construction of a special needs efficiency apartment building ("Development") in accordance with City Council Resolution No. 2008-254 and the City's FY09 budget; authorizing the Mayor or his designee to execute an agreement with the PCHFA to manage the funding and construction of the Development, and to execute all documents necessary to effectuate this transaction; and providing an effective date.

**COST/FUNDING/ASSESSMENT INFORMATION:**

\$290,000 in funding for the Development was budgeted in the City's Fiscal Year 2006-2007 Community Housing Trust Fund (1117).

**APPROVALS:**

Administration: Justin A. Johnson Budget: \_\_\_\_\_

**ATTACHMENTS:** Resolution

A RESOLUTION APPROVING THE DISBURSEMENT OF \$290,934 TO THE PINELLAS COUNTY HOUSING FINANCE AUTHORITY ("PCHFA") FOR USE AS A GRANT TO CATHOLIC CHARITIES FOUNDATION OF TAMPA BAY, INC. ("CATHOLIC CHARITIES") FROM THE SPECIAL NEEDS PERMANENT RENTAL HOUSING CATEGORY OF THE CITY'S FY 2006-2007 HOUSING TRUST FUND PROGRAM FOR THE CONSTRUCTION OF A SPECIAL NEEDS EFFICIENCY APARTMENT BUILDING ("DEVELOPMENT") IN ACCORDANCE WITH CITY COUNCIL RESOLUTION NO. 2008-254 AND THE CITY'S FY 2009 BUDGET; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE AN AGREEMENT WITH THE PCHFA TO MANAGE THE FUNDING AND CONSTRUCTION OF THE DEVELOPMENT, AND TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City has previously accepted a \$2,155,064 grant from the Pinellas County Housing Finance Authority ("HFA") to fund the City's Community Housing Trust Fund Program; and

WHEREAS, \$290,934 of the grant funds is committed to special needs permanent rental housing; and

WHEREAS, the City of St. Petersburg, the City of Largo and the City of Clearwater ("Cities) and Pinellas County have all been successful in working with Catholic Charities to address the homeless problems; and

WHEREAS, the establishment of Pinellas Hope has resulted in an appreciable reduction in the number of homeless on our streets; and

WHEREAS, additional housing facilities for homeless persons are necessary to build on the success of Pinellas Hope; and

WHEREAS, Catholic Charities Foundation of Tampa Bay, Inc. ("Catholic Charities") was approved for Special Needs funding from the Florida Housing Finance Corporation ("FHFC") in the amount of \$3 million on June 5, 2009, for construction of a special needs efficiency apartment building with a maximum of 50-units and a maximum of 80-beds ("Development") to be built on the 10-acre tract owned by the Diocese of St. Petersburg located directly to the south of the Pinellas Hope facility; and

WHEREAS, the total cost of the Development is estimated to be \$4 million; and

WHEREAS, City Council committed \$290,934 in funding for the Development on May 15, 2008 by Resolution No. 2008- 254; and

WHEREAS, Catholic Charities is ready to close on the FHFC funding on or before August 10, 2009; and

WHEREAS, Pinellas County has requested that the funds from all of the Cities be transferred to Pinellas County to conduct the management of the funding and construction of the development through its Pinellas County Housing Finance Authority ("PCHFA"); and

WHEREAS, the City desires to cooperate with Pinellas County's request to combine the City's funding with that of the other local governments' Community Housing Trust Fund contributions and to have said funds administered by the PCHFA for funding and construction of the Development; and

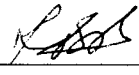
WHEREAS, having the PCHFA administer the City's contribution to the funding of the Development in conjunction with the contributions of the other local governments will streamline the administration of the funding and construction of the Development; and

WHEREAS, the Administration recommends that City Council authorize disbursement of \$290,934 of its Fiscal Year 2006-2007 Community Housing Trust Fund to PCHFA for funding and construction of the Development, and authorize the Mayor or his designee to execute an agreement for management of this disbursement with Pinellas County.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the disbursement of \$290,934 to the Pinellas County Housing Finance Authority ("PCHFA") for use as a grant to Catholic Charities Foundation of Tampa Bay, Inc. ("Catholic Charities") from The Special Needs Permanent Rental Housing category of the City's FY 2006-2007 Housing Trust Fund Program for the construction of a special needs efficiency apartment building ("Development") in accordance with City Council Resolution No. 2008- 254 and the City's FY 2009 budget is approved; and the Mayor or his designee is authorized to execute an agreement with the PCHFA to manage the funding and construction of the Development, and other all documents necessary to effectuate this transaction.

This Resolution shall become effective immediately upon adoption.

Approvals:

Legal: 

Administration: 

Budget: 

Legal: 00110977.doc v. 3