

**City of St. Petersburg**  
**Housing Services Committee**  
**MAY 22, 2014 @ 10:30 a.m.**  
**Conference Room 100/City Hall**

**Mission Statement:** *To effectively address the on-going need for affordable livable rental and owner-occupied housing units within the city (by proposing legislation, developing clear-cut policies, supporting proven strategies and providing for the implementation of best practices).*

Members and Alternates: Committee Chair Karl Nurse, Vice-Chair Wengay Newton, Councilmembers Steve Kornell, Charlie Gerdes, and Darden Rice (alternate)

Support Staff: Joshua Johnson

- A. Call to Order
- B. Approval of Agenda
- C. Approval of Minutes
  - 1. [March 27, 2014](#)
- D. New Business
  - 1. Update of NSP-1 and NSP-3 - Stephanie Lampe, Sr. Housing Development Coordinator
  - 2. Update discussion of Housing Strategies for fiscal year 2014-2015, Mike Dove, Neighborhood Services Administrator, and Joshua Johnson, Director, Housing and Community Development Department
- E. Follow-up (information only):
  - 1. [Provide a copy of the status of multi-family projects that are scheduled for, or are under development/redevelopment.](#)
  - 2. [Provide a copy of the status of multi-family projects that are scheduled for, or are under development/redevelopment.](#)
  - 3. [Provide a spreadsheet of past year's housing accomplishments and current status.](#)
  - 4. [Provide copy of Vacant and Boarded Properties.](#)
- F. Adjournment

**CITY OF ST. PETERSBURG**  
**Housing Services Committee Meeting**  
**March 27, 2014 @ 10:30 a.m.**

**PRESENT:** Committee Chair Karl Nurse, Committee Vice-Chair Wengay Newton; Councilmembers Charlie Gerdes, and Darden Rice (alternate)

**ABSENT:** Councilmember Steve Kornell

**OTHERS PRESENT:** Council Chair Bill Dudley; Councilmember Amy Foster; City Administrator Gary Cornwell; Neighborhood Affairs Administrator Mike Dove; Housing & Community Development Director Joshua Johnson; City Attorney Rick Badgely; Codes Compliance Director Todd Yost; Sr. Housing Development Coordinator Stephanie Lampe; and Assistant to the City Clerk Patricia Beneby

Committee Chair Nurse called the meeting to order. Committee Vice-Chair Newton moved for approval of the Agenda. All were in favor of the motion. Vice-Chair Newton moved for approval of the February 27, 2014 Committee meeting minutes as submitted. All were in favor of the motion.

In connection with the new business, Housing Strategies, Mr. Mike Dove, Neighborhood Affairs Administrator, indicated that the work done is a work in process, and represented where he is today in his research. He discussed his approach and indicated that he arrived at what is called needed data of which there were strengths and weaknesses. Some of the weaknesses included boarded/vacant, condemned, vacant land, foreclosures, values that are too low for investment. Some of the strengths include, homestead properties, schools, parks, areas with investment, business districts, ongoing rehabilitation activity, new construction, landmarks, and City investments. He reviewed the proposed Southside CRA Area on a map with many overlays which depicted scenarios, and provided that the area has the majority of vacant and boarded properties. The map also reflected a high concentration of homestead properties. Palmetto Park was discussed as of a neighborhood that is in the middle of many assets, but has boarded properties. Mr. Dove indicated that all of the maps will be placed on the City's website for access by anyone and that developers can review the maps and target what areas they are seeking. Mr. Dove further discussed creating an online database to include the intranet being available via internet, currently missing rehab permitting activity, and some of the landmarks/assets. He also discussed the City Housing Programs - reviewing all assumptions about our existing programs, prioritizing demolitions, examining area around each asset, and future programs.

In connection with committee discussion the following comments, questions and observations were made:

Chair Nurse commented that the proposed incentives will encourage development in neighborhoods.

Council Chair Dudley discussed the possibility of building tract housing similar to what was constructed during World War II. Mr. Dove responded that the City does not have large tracts of land available.

Todd Yost, Director of Codes Compliance discussed the foreclosure registry and that he will bring back an update of the foreclosure properties at a future meeting.

Vice-Chair Newton suggested adding the QRC Code to vacant and boarded properties so that investors who are interested in the properties may have the information readily available.

Councilmember Rice stated that she was impressed with the flowchart and mapping tool and felt that it was useful to show neighborhood leaders.

Councilmember Gerdes discussed that assumptions are critical in planning the future course of housing as young people rather rent than purchase a home. They would like to leave when they want and not risk foreclosure. He suggested that Administration may want to look at assisting in the development of rental apartments. He fully supports rehabilitating homes but believes we need to think about how to leverage and explore this new paradigm.

Chair Nurse discussed the Property Assessed Clean Energy; (PACE) that was recently implemented by Pinellas County and that in its current state is primarily for commercial properties.

In connection with the new business, NSP-1 and NSP-3 Update, Ms. Stephanie Lampe, Sr. Housing Development Coordinator, reported that the City has met the U.S. Department of Housing and Urban Development (HUD's) timeliness requirements effective March 24, 2014, and is now in compliance. She discussed that the City is using program income from NSP-1 to move forward with strategically pulling properties from the land bank to develop, and that there are currently 12 homes that have been renovated or reconstructed, six are currently under construction with four substantially completed. Vice-Chair Newton questioned the item to come before City Council on April 3, 2014 in reference to the sale of a home located at 1015 40<sup>th</sup> Street South in which a City employee has contracted to purchase a NSP-3 home. Ms. Lampe responded that it is a Federal requirement to disclose this information and seek approval from City Council and to also seek approval from HUD.

Chair Nurse briefly discussed that an investor who bought over 130 properties in the City has sold 70 properties from its inventory that should soon be rehabilitated.

There being no further business, the meeting adjourned at 11:24 a.m.

**City of St. Petersburg  
Multi-Family Housing Delivery**

Name of Development	Address	Number of Units	0-30% AMI UNITS	* 0-50% AMI Units	50-60% AMI Units	60-80% AMI Units	80-120% AMI Units	Funding Req. From City	Other Funding Assistance	Current Status	Type of Units
Twin Brooks Phase I & II	Hartford Street & 24th Ave. South	42		25	15	2		\$1,076,000	\$3,182,048	Completed June 2011	New
Columbian/Vendian	518 3rd Ave. S	188	19		169			\$2,200,000	\$18,086,016	Completed Oct. 2010	Existing
The Portland	819 3rd Ave. N	68		7	61			\$1,100,000	\$16,158,068	Completed Nov. 2011	New
City Place	8th St. Burlington Ave.	82	6	2	74			\$500,000	\$16,389,631	Completed Aug 2010	New
Arlington Ave. Apts.	1007 Arlington Ave. N	16		10	6			\$500,000	\$1,700,600	Completed May 2011	New
Booker Creek Apartments	2468 13th Ave. North	156		3	60		93	\$3,000,000	\$19,215,054	Completed Aug 2010	New
Burlington Garden Apts.	3461 Burlington Ave. N	20		20				\$1,669,215	\$0	Completed May 2011	Existing
Broadwater Place Phase 2	3615 37th St. S	12		12				\$239,549	\$775,292	Completed June 2011	New
<b>Total</b>		<b>584</b>	<b>25</b>	<b>79</b>	<b>385</b>	<b>2</b>	<b>93</b>	<b>\$10,284,764</b>	<b>\$75,506,709</b>		
Broadwater Place Phase I	3615 37th St. S	14		14				\$120,000	\$1,895,290	Completed May 2013	New
McCormick Place	3611 37th St. S.	8			8			\$500,000	\$298,660	Completed May 2013	New
Fountain View Apts.	425 and 430 13th Ave. S	16		16				\$1,434,076	\$0	Completed Jan 2013	New/Existing
<b>Total</b>		<b>38</b>		<b>30</b>				<b>\$2,054,076</b>	<b>\$2,193,950</b>		
Campbell Landings	6th St. South & 4th Ave S	96		10	86			\$120,000	\$18,244,580	Completed Jan 2014	New
Urban Edge I Senior Units	300 4th Ave. S	85		9	76			\$120,000	\$17,648,273	Completed May 2014	New
<b>Total Grand Total</b>		<b>181</b>		<b>19</b>	<b>162</b>	<b>0</b>	<b>0</b>	<b>\$240,000</b>	<b>\$35,892,853</b>		
		<b>803</b>		<b>128</b>	<b>547</b>	<b>2</b>	<b>93</b>	<b>\$12,578,840</b>	<b>\$113,593,512</b>		

Revised 4-17-2014  
 File: Multi-family Affordable Housing Accomplishments  
 All developments funded with SHIP, LHTF and HOME funding with the exception of those designated NSP

# HOMES FOR SALE

 April 2014

## NEW CONSTRUCTION PROJECTS

	Address	Bed Rooms	Baths	Square Ft.	Lot Size	Sales Price	Builder
1	650 27th Avenue S.	4	2	1350	45x127	\$79,800	New Millennial Homes
2	868 15th Avenue S.	3	2	1298	50x100	\$82,000	American Housing Corp.
3	1721 13th Avenue S.	3	2	1295	49x137	\$80,000	American Housing Corp.
4	960 18th Avenue S.	3	2	1295	60x127	\$80,000	American Housing Corp.
5	923 20th Avenue S.	3	2	1292	60x127	\$81,000	American Housing Corp.
6	2037 12th Street S.	3	2	1292	54x90	\$81,000	American Housing Corp.
7	1727 13th Avenue S.	3	2	1521	52x137	under construction	Griffin Contracting, Inc.
8	1835 13th Avenue S.	3	2	1521	50x137	under construction	Griffin Contracting, Inc.
9	1801 40th Street S.	3	2	1298	45x125	\$82,000	American Housing Corp.
10	3901 12th Avenue S.	4	2	1298	43x120	\$86,000	American Housing Corp.
11	1015 40th Street S.	3	2	1308	43x126	SOLD - \$82000	American Housing Corp.
12	1919 Melrose Avenue S.	3	2	1521	57x136	under construction	Griffin Contracting, Inc.
13	3482 16th Avenue S.	3	2	1521	50x121	under construction	Griffin Contracting, Inc.
14	820 15th Avenue S.	3	2	1308	50x100	under construction	American Housing Corp.
15	4101 14th Avenue S.	3	2	1308	60x125	under construction	American Housing Corp.

## REMODELED HOMES

	Address	Bed Rooms	Baths	Square Ft.	Lot Size	Sales Price
1	2909 Freemont Terrace South	3	2	1239	42x90	\$45,000
2	4053 18th Avenue S.	3	2	1166	50x127	SOLD - \$85,000
3	810 14th Avenue S.	3	2	1180	50x100	SOLD - \$65,000
4	4026 14th Avenue S.	2	1	1192	45x135	\$65,000
5	4035 12th Avenue S.	3	2	1922	96x138	SOLD - \$85,000



**HOME BUYER EDUCATION** is a condition and a benefit of purchasing a **NEIGHBORHOOD STABILIZATION PROGRAM (NSP)** home. A first-time home buyer is required to attend and receive a certificate of completion from an 8 hour HUD approved home-ownership class that will provide important information necessary to make informed decisions during the process of buying and managing a home. **SELECT ANY OF THE APPROVED TRAINERS LISTED BELOW AND BEGIN THE CLASSES AS SOON AS POSSIBLE.**

### HUD APPROVED HOUSING COUNSELING AGENCIES & TRAINERS

St. Petersburg Home Solutions (727) 821-6897 www.nhsfi.org

Tampa Bay Community Development Corporation (727) 442-7075 www.tampabaycdc.org

Catholic Charities (727) 893-1313 www.ccdosp.org

Credability (Credit Counseling Services) (800) 251-2227



### FAMILY BUDGETING CLASSES

Community Services Foundation (727) 461-0618 www.csfhome.org

Tampa Bay Community Development Corp. (727) 442-7075 www.tampabaycdc.org

St. Petersburg Home Solutions (727) 821-6897 www.nhsfi.org

### Housing Delivery Goals Chart for FY 2013-2014

Oct 1, 2013 through Sep 30, 2014

	0-30% AMI Units	\$	30-50% AMI Units	\$	51-80% AMI Units	\$	80-120% AMI Units	\$	Midtown	Total Units	Total \$ Expended	Average Cost Per Unit
Purchase Assistance			1	\$13,690.00	7	\$127,959.00	2	\$29,400.00	2	10	\$153,649	\$15,365
Teacher Purchase												
Police Purchase												
Police Rehab												
Rehabilitations	2	\$110,000.00			4	\$155,000.00			2	6	\$265,000	\$44,167
Lead Abatement												
Developer Housing												
Emergency Repair	2	\$29,484.00	3	\$36,611.00	15	\$204,529.00			3	20	\$270,624	\$13,531
Warranty			1	\$1,800.00	1	\$2,225.00				2	\$4,025	\$2,013
My Safe Florida Hurricane Wind Mitigation												
Barrier Free Hurricane Hardening Energy Conservation Housing Replacement			1	\$1,646.00	2	\$37,300.00				3	\$36,371	\$12,123
<b>Total</b>	<b>4</b>	<b>\$139,484.00</b>	<b>6</b>	<b>\$53,747.00</b>	<b>29</b>	<b>\$527,013.00</b>	<b>2</b>	<b>\$12,000</b>	<b>7</b>	<b>41</b>	<b>\$729,669.00</b>	

Through September 30, 2014  
 Revised 5-15-2014

### Housing Delivery Goals Chart for FY 2012-2013

Oct 1, 2012 through Sep 30, 2013

	0-30% AMI Units	\$	30-50% AMI Units	\$	51-80% AMI Units	\$	80-120% AMI Units	\$	Midtown \$	Total Units	Total \$ Expended
Purchase Assistance			3	\$53,611.00	25	\$375,203.00	3	\$18,000	2	31	\$446,814
Teacher Purchase											
Police Purchase											
Police Rehab											
Rehabilitations	1	\$60,000.00	3	\$161,270.00	7	\$217,623.00			4	11	\$438,893
Lead Abatement											
Developer Housing											
Emergency Repair	7	\$89,782.00	9	\$88,135.00	7	\$109,277.00			5	23	\$287,194
Warranty											
My Safe Florida											
Barrier Free Hurricane Hardening Energy Conservation Housing Replacement	2	\$10,500.00	6	\$38,790.00	6	\$26,191.00			6	14	\$75,481
<b>Total</b>	<b>10</b>	<b>\$160,282.00</b>	<b>21</b>	<b>\$341,806.00</b>	<b>45</b>	<b>\$728,294.00</b>	<b>3</b>	<b>\$18,000</b>	<b>17</b>	<b>79</b>	<b>\$1,248,382.00</b>

Through September 30, 2013

Revised 10-10-2013

### Housing Delivery for FY 2011-2012

Oct 1, 2011 through Sep 30, 2012

	0-30% AMI Units	\$	30-50% AMI Units	\$	51-80% AMI Units	\$	80-120% AMI Units	\$	120-150% AMI Units	Total Units	Total \$ Expended
Purchase Assistance			6	\$100,355.00	17	\$246,697.30	2	\$12,000		25	\$359,052
Teacher Purchase											
Police Purchase											
Police Rehab											
Rehabilitations	1	\$49,832.72	3	\$118,205.93	4	\$201,000.00				8	\$369,039
Lead Abatement											
Developer Housing											
Emergency Repair	4	\$29,559.54	16	\$202,164.36	19	\$237,220.07				39	\$468,944
Warranty											
My Safe Florida											
Barrier Free Hurricane Hardening Energy Conservation	1	\$1,322.22	4	\$16,903.68	6	\$54,131.40				11	\$72,357
Housing Replacement											
<b>Total</b>	<b>6</b>	<b>\$80,714.48</b>	<b>29</b>	<b>\$437,628.97</b>	<b>46</b>	<b>\$739,048.77</b>				<b>83</b>	<b>\$1,269,392.22</b>

Through September 30, 2012

**Revised 10-10-2012**



**City of St. Petersburg  
Housing Delivery for FY 2010-2011  
Oct 1, 2010 through September 30, 2011**

	0-30% AMI Units	\$	30-50% AMI Units	\$	51-60% AMI Units	\$	60-80% AMI Units	\$	80- 120% AMI Units	\$	120- 150% AMI Units	\$	Total Units	Total \$ Expended
Purchase Assistance													25	\$213,785
Teacher Purchase					4	\$38,350.00	17	\$151,435.00	4	\$24,000				
Police Purchase														
Police Rehab														
Rehabilitations			4	\$111,481.89	2	\$77,500.00	2	\$55,000.00					8	\$243,982
Lead Abatement			4	\$36,115.30	2	\$19,375.00	1	\$3,200.00					7	\$58,690
Developer Housing														
Emergency Repair	7	\$41,380.25	12	\$91,760.50	5	\$44,094.85	5	\$35,841.34					29	\$213,077
Warranty														
My Safe Florida														
Barrier Free Hurricane	1	\$809.42	6	\$29,000.00	2	\$12,128.00							9	\$41,937
Hardening Energy	1	\$12,408.00	8	\$98,294.00	5	\$57,157.11	4	\$51,227.50					18	\$219,087
Conservation														
Housing Replacement														
<b>Total</b>	<b>9</b>	<b>\$54,597.67</b>	<b>34</b>	<b>\$366,651.69</b>	<b>20</b>	<b>\$248,604.96</b>	<b>29</b>	<b>\$296,703.84</b>	<b>4</b>	<b>\$24,000</b>			<b>96</b>	<b>\$990,558.16</b>

Through September 30, 2011  
Revised 10-20-2011

# SUPPORTING STRONGER NEIGHBORHOODS

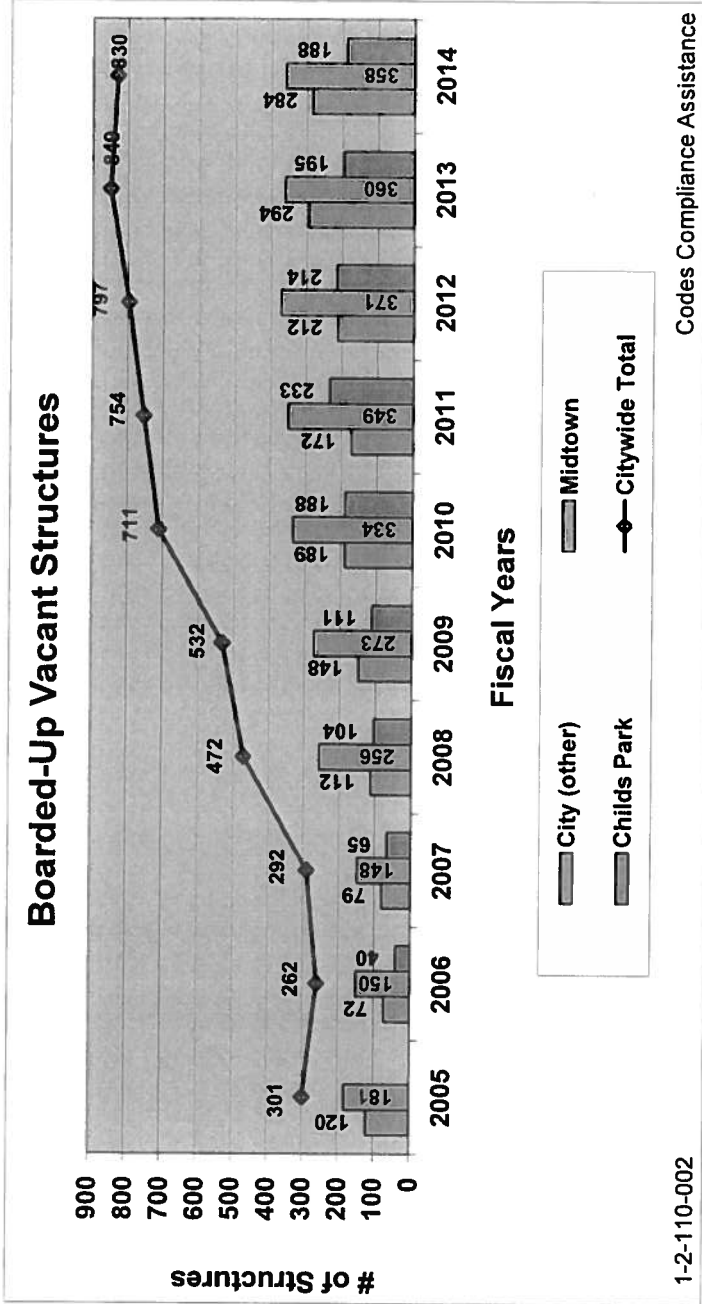


Chart represents boarded-up vacant structures identified through field investigations. A boarded-up vacant structure is any residential or commercial structure, regardless of ownership, that is both vacant and has securing boards over doors and windows. Each identified vacant structure with securing boards is inspected periodically to ensure the structure remains secure. City performance measure comparisons are for the prior 10 years. Data through 12/31/2013; updated annually. **Childs Park not measured prior to 2006.**