

Grantee: St Petersburg, FL

Grant: B-11-MN-12-0026

July 1, 2011 thru September 30, 2011 Performance Report

Grant Number:

B-11-MN-12-0026

Obligation Date:**Grantee Name:**

St Petersburg, FL

Award Date:**Grant Amount:**

\$3,709,133.00

Contract End Date:

03/10/2014

Grant Status:

Active

Review by HUD:

Submitted - Await for Review

QPR Contact:

Joshua A. Johnson

Disasters:**Declaration Number**

NSP

Narratives**Summary of Distribution and Uses of NSP Funds:**

- 1) Implement Activity "A" - Financing Mechanisms for purchase and redevelopment of foreclosed homes and residential properties with \$200,000 in funding for a Loan Loss Reserve Program;
- 2) Implement Activity "B" - Acquisition and Rehabilitation of homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties with \$980,936 in funding ;
- 3) Purchase and Rehabilitation of single-family or multi-family units for development and rental by non-profit developers to assist households whose incomes are at or below 50% of AMI with \$927,284 in funding;
- 4) Implement Activity "C" - establish and operate land banks for homes and residential properties that have been foreclosed upon with \$100,000 in funding;
- 5) Implement Activity "D" - demolish blighted structures with \$30,000 in funding;
- 6) Implement Activity "E" - redevelop demolished or vacant properties as housing with \$1,100,000 in funding;
- 7) Allocate funds to Planning and Administration to execute the overall planning, organizing, staffing, directing, coordinating, reporting, and budgeting of the NSP 3 with the HUD allowed 10% (\$370,913) in funding.

How Fund Use Addresses Market Conditions:

The areas identified for investment of NSP - 3 includes Childs Park located in Census Tract 208 and Bartlett Park located within Census Tracts 205, and 212. The foreclosure rates in both census tracts are 14.3% and 13.1% respectively. The NSP3 Score in both areas is 20. Over 90% of the homes in both areas are comprised of persons whose incomes are below 120% of AMI, and 75% are below 80% of AMI. The estimated properties needed to make an impact in the identified target areas is 21 and 14 respectively. Because of the increase in sales volume noted in January 2011 and number of units needed to make an impact, we believe that the selected target areas are perfect candidates to accomplish this goal (HUD NSP -3 mapping tool data and Pinellas Realtor Organization data).

Ensuring Continued Affordability:

The City will ensure long-term affordability under the requirements of Section 2301(f)(3)(A)(ii) through the use mortgage/promissory note and NSP rider that will be recorded against the property. If an owner who has been assisted through this program transfers title to the property before the affordability period expires, the assistance provided by the City will be subject to recapture. The property shall at all times be occupied as the principal residence of the owner and shall not be rented, leased, or sold.

For multi-family developments, the City will implement a first right of refusal that will allow a nonprofit entity that provides affordable housing to eligible housing to have an opportunity to acquire the development. The City will annually monitor the multi-family rental developments that are assisted with NSP3 funds during the affordability period to ensure that units specified to be affordable are occupied by income eligible tenants and that the property continues to meet minimum housing quality standards. In addition, all properties that receive NSP3 funding will be secured by a recorded mortgage and note on the property, in favor of the City.

The City will use the minimum affordability period of the Federal HOME Investment Partnership Program, established at 24 CFR 92.252(a), (c), (e), and (f), and 24 CFR 92.254. The minimum affordability period is listed below for your reference:

- Up to \$15,000 equals 5-years
- \$15,001 - \$40,000 equals 10-years
- Over \$40,000 equals 15-years

New Construction equals 20 years or will run concurrent with affordability requirements of longer duration ("Tax Credits")

Definition of Blighted Structure:

For purposes of determining blighted structures to be assisted with the NSP funding, "blighted structure" will be defined as any structure unfit for use, habitation, or dangerous to persons or other property. In addition, a structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare. This includes structures showing evidence of physical decay or neglect, excessive use, or lack of maintenance.

Definition of Affordable Rents:

"Affordable rents" shall be defined as the standards established under the HOME Program and referenced in 24 CFR 92.252(a) (b) and (c). Projects identified to serve families at or below 50% AMI will have rents that do not exceed the established rents published annually by HUD.

Housing Rehabilitation/New Construction Standards:

The City will use the housing rehabilitation standards utilized by the Housing and Community Development Department Working to Improve our Neighborhoods ("WIN") Programs, which exceed the minimum code requirements, as described in the City code policies. All housing that requires rehabilitation must meet local building codes adopted by the City, including the Standard Southern Building Code Congress International (SBCCI). The City will incorporate modern, green building and energy-efficiency improvement standards, whenever feasible, to provide for longer term sustainability (see Attachment B).

Vicinity Hiring:

All NSP 3 subrecipients, contractors and subcontractors will be required to demonstrate efforts to achieve Vicinity Hiring during the contracting and rehabilitation process through the following actions: placing signs or posters regarding hiring in prominent places within the development; distributing employment flyers to the residents at these developments, posing employment flyers in the area of the developments; maintaining a log of all applicants and indicate the reasons why vicinity residents who applied were not hired; retaining copies of any employment applications completed by public housing Section 8 certificate or voucher holders or other Section 3 residents; sending a notice about vicinity hiring and Section 3 training and employment requirements and opportunities to the City's Business Assistance Center to work with contractors who are responding to Request for Bids. These efforts are to provide for the hiring of qualified employees who reside in the vicinity of NSP 3 projects and contracts with qualified small businesses that are owned and operated by persons residing within the Areas of Greatest Need.

Procedures for Preferences for Affordable Rental Dev.:

The City will contract with non-profit partners who are experienced in rental development and management of affordable housing. The NSP 3 Rental Housing will be available to very low income residents whose incomes are at or below 50% of AMI. In addition, NSP 3 non-profit partners will be encouraged to work with local recipients of Section 8 rental assistance and other available resources.

Grantee Contact Information:

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Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$3,709,133.00
Total CDBG Program Funds Budgeted	N/A	\$3,709,133.00
Program Funds Drawdown	\$5,136.43	\$9,782.04
Program Funds Obligated	\$0.00	\$370,913.00
Program Funds Expended	\$0.00	\$4,645.61
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$556,369.95	\$0.00
Limit on Admin/Planning	\$370,913.30	\$9,782.04
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$370,913.30	\$370,913.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$927,283.25	\$927,284.00

Overall Progress Narrative:

A Request for Qualifications was solicited for non profit rental developers to purchase and renovate multifamily rental properties in the NSP3 target areas. Responses were originally due on August 18th; however this date was extended to August 30th in order to respond to questions submitted at the pre qualification conference held on August 3rd. However, no responses were received on August 30th. Feedback from the RFQ indicates that no suitable multifamily rental properties could be found in the NSP3 area. Therefore we are now scheduling meetings with some non profits to determine if a single family rental strategy will be a feasible alternative.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Financing Mechanisms	\$0.00	\$200,000.00	\$0.00
2, Acquisition/Rehabilitation	\$0.00	\$1,908,220.00	\$0.00
4, Land Banks	\$0.00	\$100,000.00	\$0.00
5, Clearance and Demolition	\$0.00	\$30,000.00	\$0.00
6, Redevelop Demolished or vacant Properties as Housing	\$0.00	\$1,100,000.00	\$0.00
7, Program Administration	\$5,136.43	\$370,913.00	\$9,782.04
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number: 07

Activity Title: General Administration

Activity Category:

Administration

Project Number:

7

Projected Start Date:

03/10/2011

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Program Administration

Projected End Date:

03/09/2014

Completed Activity Actual End Date:

Responsible Organization:

City of St. Petersburg

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$370,913.00
Total CDBG Program Funds Budgeted	N/A	\$370,913.00
Program Funds Drawdown	\$5,136.43	\$9,782.04
Program Funds Obligated	\$0.00	\$370,913.00
Program Funds Expended	\$0.00	\$4,645.61
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Program administration funds will be used to pay reasonable and necessary expenses for implementing the program. This includes but is not limited to City staff salaries, office supplies, and the engagement of for-profit contractors and non-profit developers to assist with implementing the plan.

Location Description:

The location of the activity will be conducted in the two identified areas of greatest need as identified in Attachment "A" of the Plan.

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources
