

Grantee: St Petersburg, FL

Grant: B-08-MN-12-0026

July 1, 2011 thru September 30, 2011 Performance Report

Grant Number:

B-08-MN-12-0026

Obligation Date:**Grantee Name:**

St Petersburg, FL

Award Date:**Grant Amount:**

\$9,498,962.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Submitted - Await for Review

QPR Contact:

Joshua A. Johnson

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

With years of steady growth during the late 1990's and mid 2000's, the City of St. Petersburg experienced a vibrant housing market. The housing bubble which began in late 2005 and has yet to end has drastically changed the landscape of housing in the City. Homes that once were in great demand now stand vacant and abandoned. A report prepared by the U.S. Census Bureau that provides rental and homeownership vacancy rates for the 75 Largest Metropolitan Statistical Areas disclosed that the Tampa-St. Petersburg-Clearwater MSA had a 15.5% rental vacancy rates, and a homeowner vacancy rate of 3% for the fourth quarter of 2008. Vacancy rates are a barometer in which you measure the health of a community. Vacancy drives the price points of real estate transaction and may pose a risk for neighborhoods by altering the appearance and economic stability. The City now ranks among of one of the top foreclosure markets in the state with a foreclosure rate of 7.9%.

Distribution and and Uses of Funds:

The City of St. Petersburg's Neighborhood Stabilization Program (NSP) has followed the U.S. Department of Housing and Urban Development's (HUD's) criteria for selecting neighborhoods with the greatest need, which exhibits the following patterns: Neighborhoods that have the highest number of homes financed by subprime lenders, neighborhoods with the highest local foreclosure abandonment score of 10, neighborhoods with the highest number of home foreclosures, neighborhoods that have an 18 month predicted problem for foreclosure, and neighborhoods that have a high vacancy rate. Those areas will be targeted by investing resources to acquire homes, rehabilitate them, and provide down payment and closing costs assistance to income eligible prospective homeowners whose incomes are up to 120% of area median income (AMI) and are considered low, moderate, and middle income (LMMI). The City will record mortgage, promissory note and NSP rider to ensure the affordability period. The City will also assist non-profit agencies to acquire multi-family rental units to rehabilitate them and make them available for rental by persons and households who are under 50% of AMI.

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	\$9,498,962.00
Total CDBG Program Funds Budgeted	N/A	\$9,498,962.00
Program Funds Drawdown	\$194,864.59	\$7,415,037.63
Program Funds Obligated	\$0.00	\$9,498,962.00
Program Funds Expended	\$195,697.03	\$7,415,037.63
Match Contributed	\$0.00	\$0.00
Program Income Received	\$162,576.93	\$879,905.68
Program Income Drawdown	\$203,411.00	\$879,903.37

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	\$1,424,844.30	\$0.00
Limit on Admin/Planning	\$949,896.20	\$834,574.68
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$2,374,740.50	\$3,103,291.00

Overall Progress Narrative:

The City sold 2 additional houses during this period; bringing the total sold to eleven. Thirteen renovated or reconstructed homes are currently for sale. The addresses and the demographics for the eleven houses that have been sold to date have been reported under activity 3, disposition of property.

As of September 27, 2011, the City has drawn \$8,303,219.82 in combined program funds and program income. 78% of our grant funds have been expended.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Planning and Administration	\$16,970.33	\$949,896.00	\$746,584.34
2, Purchase, Rehabilitation and Sale or Rental of Foreclosed Upon	\$166,197.28	\$6,653,153.45	\$4,810,471.34
3, Demolition of Acquired Foreclosed Upon Residential Properties	\$0.00	\$230,094.03	\$230,094.03

4, REDEVELOPMENT	\$231.16	\$215,818.52	\$210,563.14
5, LANDBANK	\$11,465.82	\$1,450,000.00	\$1,417,324.78
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number:	1
Activity Title:	Purchase of Foreclosed and Demolished Properties

Activity Category:

Acquisition - general

Project Number:

2

Projected Start Date:

03/03/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Purchase, Rehabilitation and Sale or Rental of Foreclosed

Projected End Date:

07/30/2013

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	\$1,338,209.96
Total CDBG Program Funds Budgeted	N/A	\$1,338,209.96
Program Funds Drawdown	\$0.00	\$1,338,209.96
Program Funds Obligated	\$0.00	\$1,338,209.96
Program Funds Expended	\$0.00	\$1,338,209.96
City of St. Petersburg	\$0.00	\$1,338,209.96
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The City will purchase foreclosed, demolished, vacant and/or abandoned single-family properties and hold title to all properties up to the sale to an eligible home buyer.

Location Description:

Program activities will be implemented in priority areas 1, 2, 3 and 4.

Activity Progress Narrative:

The city did not acquire any new properties during this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	55/57
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	55/57
Total acquisition compensation to	0	2038208/22800

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		55/57	
# of Singlefamily Units	0		55/57	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/17	0/57	0
# of Persons	0	0	0	0/0	0/0	0/0	0
# Owner Households	0	0	0	0/0	0/17	0/57	0

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	

Grantee Activity Number: 2

Activity Title: Rehabilitation of Single Family Structures

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

03/03/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Purchase, Rehabilitation and Sale or Rental of Foreclosed

Projected End Date:

07/30/2013

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	\$2,211,652.49
Total CDBG Program Funds Budgeted	N/A	\$2,211,652.49
Program Funds Drawdown	\$36,558.33	\$1,929,469.27
Program Funds Obligated	\$0.00	\$2,211,652.49
Program Funds Expended	\$36,558.33	\$1,929,469.27
City of St. Petersburg	\$36,558.33	\$1,929,469.27
Match Contributed	\$0.00	\$0.00
Program Income Received	\$162,576.93	\$879,905.68
Program Income Drawdown	\$0.00	\$395,310.42

Activity Description:

The City of St. Petersburg will rehabilitate single-family foreclosed upon structures for further sale to low, moderate and middle income households.

Location Description:

The City of St. Petersburg will implement the activity in priority areas 1, 2, 3 and 4.

Activity Progress Narrative:

Some final landscaping and fencing and security systems is being installed for remaining renovated or reconstructed homes. Maintenance and security checks on all structures is ongoing.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	10/57

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	10/57
# of Singlefamily Units	0	10/57

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	0/17	0/57	0
# Owner Households	0	0	0	0/0	0/17	0/57	0

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

Grantee Activity Number:	3
Activity Title:	Sale of Properties to Eligible Homebuyers

Activity Category:

Disposition

Project Number:

2

Projected Start Date:

03/03/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Purchase, Rehabilitation and Sale or Rental of Foreclosed

Projected End Date:

07/30/2013

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	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
City of St. Petersburg	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The City of St. Petersburg will implement this activity in partnership with the Lenders to place a low, moderate, and middle income (LMMI) households in an affordable single-family home.

Location Description:

Program activities will be implemented in priority areas 1, 2, 3 and 4.

Activity Progress Narrative:

Two properties were sold this quarter for a total of 11 homes sold to date. The program income was received and reported under the rehabilitation activity. Marketing is on-going.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		6/57	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%

# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0
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	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	1	2	7/0	3/17	10/57	100.00
# of Persons	0	0	0	0/0	0/0	0/0	0
# Owner Households	1	1	2	7/0	3/17	10/57	100.00

Activity Locations

Address	City	State	Zip
861 18th Avenue South	St Petersburg	NA	33705
1622 37th Street South	St Petersburg	NA	33711

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number: 4

Activity Title: Acquisition of Rental Properties

Activity Category:

Acquisition - general

Project Number:

2

Projected Start Date:

03/03/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Purchase, Rehabilitation and Sale or Rental of Foreclosed

Projected End Date:

07/30/2013

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	\$832,509.43
Total CDBG Program Funds Budgeted	N/A	\$832,509.43
Program Funds Drawdown	\$0.00	\$832,509.43
Program Funds Obligated	\$0.00	\$832,509.43
Program Funds Expended	\$0.00	\$832,509.43
City of St. Petersburg	\$0.00	\$832,509.43
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The City of St. Petersburg will be assisting non-profits with the purchase and renovations of multi-family rental properties for very-low income households (50% MFI).

Location Description:

Activity will be implemented in priority areas 1, 2, 3 and 4.

Activity Progress Narrative:

Boley Centers, Inc. acquired Burlington Gardens (a 20 unit multi-family building) on December 29, 2009 and renovation is fully complete. This property has been rented to very low income households.

The Developer (Boley Centers, Inc.) also acquired the Fountain View Apartments on May 11, 2010. The 10 units located at 425 13th Ave. S. are under renovation. The 6 units at 430 13th Avenue South are currently under construction.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/2

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	36/34

of Multifamily Units

0

36/34

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/34	0/0	0/34	0
# Renter Households	0	0	0	0/34	0/0	0/34	0

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

Grantee Activity Number: 5

Activity Title: Rehabilitation of Rental Properties

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

2

Projected Start Date:

03/03/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Purchase, Rehabilitation and Sale or Rental of Foreclosed

Projected End Date:

07/30/2013

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	\$2,270,781.57
Total CDBG Program Funds Budgeted	N/A	\$2,270,781.57
Program Funds Drawdown	\$129,638.95	\$710,282.68
Program Funds Obligated	\$0.00	\$2,270,781.57
Program Funds Expended	\$129,638.95	\$710,282.68
City of St. Petersburg	\$129,638.95	\$710,282.68
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$187,153.54	\$373,785.02

Activity Description:

The City of St. Petersburg will be assisting non-profits with the rehabilitation of multi-family rental properties for very-low income households (50% MFI).

Location Description:

Activity will be implemented in priority areas 1, 2, 3 and 4.

Activity Progress Narrative:

See activity number 4 for status of the rental developments of Burlington Gardens and Fountain View.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	3/2
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	56/34
# of Multifamily Units	0	56/34

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	20/34	0/0	20/34	100.00
# Renter Households	0	0	0	20/34	0/0	20/34	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number:	6
Activity Title:	Demolition of Single-Family Foreclosed Properties

Activity Category:

Clearance and Demolition

Project Number:

3

Projected Start Date:

03/03/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Demolition of Acquired Foreclosed Upon Residential

Projected End Date:

07/30/2013

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	\$230,094.03
Total CDBG Program Funds Budgeted	N/A	\$230,094.03
Program Funds Drawdown	\$0.00	\$230,094.03
Program Funds Obligated	\$0.00	\$230,094.03
Program Funds Expended	\$0.00	\$230,094.03
City of St. Petersburg	\$0.00	\$230,094.03
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The City of St. Petersburg will demolish those properties that are not suitable for rehabilitation with a new single-family home constructed within an estimated two year time-frame.

Location Description:

Activity will be implemented in priority areas 1, 2 and 3.

Activity Progress Narrative:

The demolition costs for land bank properties was previously reported under the demolition category. No additional demolition has occurred.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/10

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/10
# of Singlefamily Units	0	0/10

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	0/7	0/10	0

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	

Grantee Activity Number: 7

Activity Title: Administration and Planning

Activity Category:

Administration

Project Number:

1

Projected Start Date:

09/29/2008

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Planning and Administration

Projected End Date:

07/30/2013

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	\$949,896.00
Total CDBG Program Funds Budgeted	N/A	\$949,896.00
Program Funds Drawdown	\$16,970.33	\$746,584.34
Program Funds Obligated	\$0.00	\$949,896.00
Program Funds Expended	\$17,802.77	\$746,584.34
City of St. Petersburg	\$17,802.77	\$746,584.34
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$16,257.46	\$87,990.34

Activity Description:

Administration and planning of NSP activities.

Location Description:

Implementation of all NSP projects and activities will be in priority areas 1, 2, 3 and 4.

Activity Progress Narrative:

Weekly time sheets for city staff authorized to work on NSP were collected and reviewed for this quarter and the appropriate costs were charged to NSP administration or to the property address.

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

Grantee Activity Number: 8

Activity Title: LAND BANK ACQUISITIONS

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

5

Projected Start Date:

02/18/2010

Benefit Type:

Area Benefit

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

LANDBANK

Projected End Date:

02/18/2020

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	\$1,450,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,450,000.00
Program Funds Drawdown	\$11,465.82	\$1,417,324.78
Program Funds Obligated	\$0.00	\$1,450,000.00
Program Funds Expended	\$11,465.82	\$1,417,324.78
City of St. Petersburg	\$11,465.82	\$1,417,324.78
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$18,233.86

Activity Description:

ESTABLISH AND OPERATE A LAND BANK FOR HOMES AND RESIDENTIAL FORECLOSED UPON PROPERTIES.

Location Description:

TARGET AREAS 1-4

Activity Progress Narrative:

There are 50 vacant lots currently in the land bank (originally 48 however, 2 were lots have been split).

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/20

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/20
# of Singlefamily Units	0	0/20

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

Grantee Activity Number: 9

Activity Title: REDEVELOPMENT

Activity Category:

Acquisition - general

Project Number:

4

Projected Start Date:

09/17/2009

Benefit Type:

Activity Status:

Under Way

Project Title:

REDEVELOPMENT

Projected End Date:

09/17/2014

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of St. Petersburg

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$215,818.52
Total CDBG Program Funds Budgeted	N/A	\$215,818.52
Program Funds Drawdown	\$231.16	\$210,563.14
Program Funds Obligated	\$0.00	\$215,818.52
Program Funds Expended	\$231.16	\$210,563.14
City of St. Petersburg	\$231.16	\$210,563.14
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$4,583.73

Activity Description:

ACQUISITION AND REDEVELOPMENT OF DEMOLISHED AND/OR VACANT PROPERTIES.

Location Description:

TARGET AREAS 1-4

Activity Progress Narrative:

The property at 2550 15th Avenue North was demolished. The property will be reconstructed as two units; 2542-15th Avenue North which is 100% complete and has been sold and 2550- 15th Avenue North which will not be built until a buyer is identified.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/5
# of Housing Units	0	0/5
# of Singlefamily Units	0	0/5

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
