

# Action Plan

**Grantee:** Pinellas County, FL

**Grant:** B-08-UN-12-0015

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|                                 |                       |
|---------------------------------|-----------------------|
| <b>LOCCS Authorized Amount:</b> | \$ 8,063,759.00       |
| <b>Grant Award Amount:</b>      | \$ 8,063,759.00       |
| <b>Status:</b>                  | Reviewed and Approved |
| <b>Estimated PI/RL Funds:</b>   | \$ 2,000,000.00       |
| <b>Total Budget:</b>            | \$ 10,063,759.00      |

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## Funding Sources

**No Funding Sources Found**

## Narratives

### Areas of Greatest Need:

Pinellas County communities are experiencing high volumes of foreclosed and abandoned properties. Based on data provided by HUD and additional analysis conducted by the County, several areas are experiencing high risks of abandonment, high concentrations of subprime loans, and high predictions of additional foreclosures. Current foreclosed and abandoned properties, and the risk of additional properties being foreclosed or abandoned, are causing blighting conditions that are leading to declining home values.

### Distribution and and Uses of Funds:

Pinellas County will use NSP funds to acquire the properties in areas experiencing the greatest risks of abandonment, the highest concentrations of subprime loans, and at the highest risk of additional foreclosures. These steps will help stop the blighting influence these properties are having in our communities and slow down the decline in home values.

### Definitions and Descriptions:

### Low Income Targeting:

### Acquisition and Relocation:

### Public Comment:

## Project Summary

| Project # | Project Title                   | Grantee Activity #                   | Activity Title   |
|-----------|---------------------------------|--------------------------------------|------------------|
| 9999      | Restricted Balance              | <i>No activities in this project</i> |                  |
| ACQREHAB  | Acquisition Rehab Program       | AR-ACQ                               | AR-ACQ           |
|           |                                 | AR-DISP                              | AR-DISP          |
|           |                                 | AR-REHAB                             | AR-REHAB         |
| ADMIN     | Administration                  | ADMIN-NSP                            | ADMIN-NSP        |
| BANK      | Land Banking Program            | BANK-ACQ                             | BANK-ACQ         |
|           |                                 | BANK-DISP                            | BANK-DISP        |
| DEMO      | Demolition Program              | DEMO-ACQ                             | DEMO-ACQ         |
|           |                                 | DEMO-CONSTR                          | DEMO-CONSTR      |
|           |                                 | DEMO-DEMO                            | DEMO-DEMO        |
|           |                                 | DEMO-DISP                            | DEMO-DISP        |
| DPA       | Direct Homeownership Assistance | DPA-NSP                              | DPA-NSP          |
| RENTAL    | Rental Program                  | RENTAL-ACQ                           | RENTAL-ACQ       |
|           |                                 | RENTAL-ACQ-120                       | RENTAL-ACQ-120   |
|           |                                 | RENTAL-DISP                          | RENTAL-DISP      |
|           |                                 | RENTAL-DISP-120                      | RENTAL-DISP-120  |
|           |                                 | RENTAL-REHAB                         | RENTAL-REHAB     |
|           |                                 | RENTAL-REHAB-120                     | RENTAL-REHAB-120 |



## Activities

**Project # / Title:** ACQREHAB / Acquisition Rehab Program

**Grantee Activity Number:** AR-ACQ  
**Activity Title:** AR-ACQ

**Activity Type:**

Acquisition - general

**Project Number:**

ACQREHAB

**Projected Start Date:**

03/03/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Environmental Assessment:**

**Activity Status:**

Under Way

**Project Title:**

Acquisition Rehab Program

**Projected End Date:**

03/03/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,720,463.97

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,720,463.97

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

| Total | Low | Mod | Low/Mod% |
|-------|-----|-----|----------|
| 16    |     | 16  | 100.00   |
| 16    |     | 16  | 100.00   |

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

16

# of Housing Units

16

# of Parcels acquired voluntarily

16

# of Properties

16



**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:****Organization carrying out Activity:**

Pinellas County Community Development

**Proposed budgets for organizations carrying out Activity:****Responsible Organization**

Pinellas County Community Development

**Organization Type**

Local Government

**Proposed Budget**

\$ 1,896,376.66

**Location Description:**

This activity will be carried out in the targeted areas of Greatest Need. The specific properties will be evaluated and a final determination based on an analysis of location, amount of rehabilitation, ownership, and other criteria that may affect the affordability and resale ability. If the acquisition of properties within the areas of greatest is not feasible because of financial or economic feasibility and/or don't meet the discount requirements, the next highest priority area within the County will be targeted.

**Activity Description:**

This activity will address neighborhood stabilization within the identified high priority areas through the acquisition of foreclosed properties. Properties purchased will be rehabbed and made available for resale. Properties acquired under this activity must meet the minimum 5% less than current market appraised value discount per property and the overall portfolio discount minimum of 15% total NSP portfolio. Intermediaries will be utilized to identify the most current inventory of foreclosed properties within our high priority areas. Negotiations with the lenders will need to meet the requirements established to obtain the maximum reasonable discount for the program. The purchase of specific foreclosed properties will be dependent upon the highest degree of neighborhood need and the availability of foreclosed properties that can be obtained at a price consistent with the discount requirements of NSP funding. The minimum affordability requirements will be consistent with the requirements of HOME: \$15,000 - 5 years; \$15,000-\$40,000 - 10 years; >\$40,000 - 15 years; New Construction - 20 years. If a home acquired through this activity is not able to be sold to an eligible homebuyer within a reasonable time, as determined by Pinellas County, the home may be considered for rental to an income qualified person.

**Grantee Activity Number:** AR-DISP  
**Activity Title:** AR-DISP

**Activity Type:**

Disposition

**Project Number:**

ACQREHAB

**Projected Start Date:**

03/09/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Environmental Assessment:**

**Activity Status:**

Under Way

**Project Title:**

Acquisition Rehab Program

**Projected End Date:**

03/09/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 0.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 0.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

| Total | Low | Mod | Low/Mod% |
|-------|-----|-----|----------|
| 16    |     | 16  | 100.00   |
| 16    |     | 16  | 100.00   |

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

16

# of Housing Units

16

# of Properties

16

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Pinellas County Community Development

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Pinellas County Community Development

**Organization Type**

Local Government

**Proposed Budget**

\$ 113,167.86



**Location Description:**

This activity will be carried out in the targeted areas of Greatest Need. The specific properties will be evaluated and a final determination based on an analysis of location, amount of rehabilitation, ownership, and other criteria that may affect the affordability and resale ability. If the acquisition of properties within the areas of greatest is not feasible because of financial or economic feasibility and/or don't meet the discount requirements, the next highest priority area within the County will be targeted.

**Activity Description:**

This activity will address neighborhood stabilization within the identified high priority areas through the resale of foreclosed properties purchased and rehabbed through the AR-ACQ and AR-REHAB Activities. Properties will be sold to eligible homebuyers. The minimum affordability requirements will be consistent with the requirements of HOME: \$15,000 - 5 years; \$15,000-\$40,000 - 10 years; >\$40,000 - 15 years; New Construction - 20 years. If a home acquired through this activity is not able to be sold to an eligible homebuyer within a reasonable time, as determined by Pinellas County, the home may be considered for rental to an income qualified person.

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**Grantee Activity Number:** AR-REHAB  
**Activity Title:** AR-REHAB

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

ACQREHAB

**Projected Start Date:**

03/03/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Environmental Assessment:**

**Activity Status:**

Under Way

**Project Title:**

Acquisition Rehab Program

**Projected End Date:**

03/03/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,279,536.03

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,279,536.03

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

| Total | Low | Mod | Low/Mod% |
|-------|-----|-----|----------|
| 16    |     | 16  | 100.00   |
| 16    |     | 16  | 100.00   |

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

16

# of Housing Units

16

# of Properties

16

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Pinellas County Community Development

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Pinellas County Community Development

**Organization Type**

Local Government

**Proposed Budget**

\$ 750,000.00



**Location Description:**

This activity will be carried out in the targeted areas of Greatest Need. The specific properties will be evaluated and a final determination based on an analysis of location, amount of rehabilitation, ownership, and other criteria that may affect the affordability and resale ability. If the acquisition of properties within the areas of greatest is not feasible because of financial or economic feasibility and/or don't meet the discount requirements, the next highest priority area within the County will be targeted.

**Activity Description:**

This activity will address neighborhood stabilization within the identified high priority areas through the rehabilitation of the foreclosed properties purchased through the AR-ACQ Activity.

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**Project # / Title: ADMIN / Administration**

|                                 |                  |
|---------------------------------|------------------|
| <b>Grantee Activity Number:</b> | <b>ADMIN-NSP</b> |
| <b>Activity Title:</b>          | <b>ADMIN-NSP</b> |

**Activity Type:**

Administration

**Project Number:**

ADMIN

**Projected Start Date:**

03/09/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

**Environmental Assessment:****Activity Status:**

Under Way

**Project Title:**

Administration

**Projected End Date:**

03/09/2013

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:**

|                      |                 |
|----------------------|-----------------|
| <b>Total Budget:</b> | \$ 1,000,000.00 |
|----------------------|-----------------|

|   |         |
|---|---------|
| <b>Most Impacted and Distressed Budget:</b> | \$ 0.00 |
|---|---------|

|                     |         |
|---------------------|---------|
| <b>Other Funds:</b> | \$ 0.00 |
|---------------------|---------|

|                     |                 |
|---------------------|-----------------|
| <b>Total Funds:</b> | \$ 1,000,000.00 |
|---------------------|-----------------|

**Benefit Report Type:**

NA





**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:****Organization carrying out Activity:**

Pinellas County Community Development

**Proposed budgets for organizations carrying out Activity:****Responsible Organization**

Pinellas County Community Development

**Organization Type**

Local Government

**Proposed Budget**

\$ 1,000,000.00

**Location Description:**

This activity will be carried out in the census tracts identified in Exhibit A; other census tracts may have equal need, as they are identified when implementing the programs.

**Activity Description:**

Provide general administration and planning activities required to receive NSP funding and successfully implement the activities identified in the NSP program.

**Project # / Title: BANK / Land Banking Program****Grantee Activity Number: BANK-ACQ****Activity Title: BANK-ACQ****Activity Type:**

Land Banking - Acquisition (NSP Only)

**Project Number:**

BANK

**Projected Start Date:**

03/09/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Environmental Assessment:****Activity Status:**

Planned

**Project Title:**

Land Banking Program

**Projected End Date:**

03/09/2013

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:****Total Budget:** \$ 0.00**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 0.00

**Benefit Report Type:**

NA

**Proposed Accomplishments**

# of Properties

**Total**

2

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:****Organization carrying out Activity:**

Pinellas County Community Development

**Proposed budgets for organizations carrying out Activity:****Responsible Organization**

Pinellas County Community Development

**Organization Type**

Local Government

**Proposed Budget**

\$ 5,000.00

**Location Description:**

This activity will be carried out in the targetED areas of Greatest Need.

**Activity Description:**

This activity will allow the establishment of a land bank for foreclosed homes through the acquisition of foreclosed properties. Properties acquired for land banking will become part of the NSP Rental Program, NSP Homeownership Program or the NSP Demolition and Redevelopment Program. The tenure of the beneficiaries of this activity can be either that of rental or homeownership.



**Grantee Activity Number:** BANK-DISP  
**Activity Title:** BANK-DISP

**Activity Type:**

Land Banking - Disposition (NSP Only)

**Project Number:**

BANK

**Projected Start Date:**

03/09/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Environmental Assessment:**

**Benefit Report Type:**

NA

**Activity Status:**

Planned

**Project Title:**

Land Banking Program

**Projected End Date:**

03/09/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 0.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 0.00

**Proposed Accomplishments**

# of Properties

**Total**

2

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Pinellas County Community Development

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Pinellas County Community Development

**Organization Type**

Local Government

**Proposed Budget**

\$ 5,000.00

**Location Description:**

This activity will be carried out in the targeted areas of Greatest Need.

**Activity Description:**

There will be three primary methods for the disposition of property acquired through the BANK-ACQ Activity. One



method will be used for scattered infill parcels, a second method for existing homes or structures, and the third method for parcels that could be developed for more than 3 dwelling units. Small scattered site parcels will be disposed of through a Request for Proposal process; for existing structures, the method will be sealed bid, lottery or request for negotiation; for large parcels, the process will be through Request for Negotiations.

Project # / Title: DEMO / Demolition Program

Grantee Activity Number: DEMO-ACQ
Activity Title: DEMO-ACQ

**Activitiy Type:**  
Acquisition - general

**Project Number:**  
DEMO

**Projected Start Date:**  
03/09/2009

**Project Draw Block by HUD:**  
Not Blocked

**Activity Draw Block by HUD:**  
Not Blocked

**Block Drawdown By Grantee:**  
Not Blocked

**National Objective:**  
LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Environmental Assessment:**

**Activity Status:**  
Under Way

**Project Title:**  
Demolition Program

**Projected End Date:**  
03/09/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:**
\$ 403,000.61

**Most Impacted and Distressed Budget:**
\$ 0.00

**Other Funds:**
\$ 0.00

**Total Funds:**
\$ 403,000.61

**Benefit Report Type:**  
Direct (Households)

| Proposed Beneficiaries | Total | Low | Mod | Low/Mod% |
|------------------------|-------|-----|-----|----------|
| # Owner Households     | 7     |     | 7   | 100.00   |
| # of Households        | 7     |     | 7   | 100.00   |

| Proposed Accomplishments          | Total |
|-----------------------------------|-------|
| # of Singlefamily Units           | 7     |
| # of Housing Units                | 7     |
| # of Parcels acquired voluntarily | 7     |
| # of Properties                   | 7     |

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:****Organization carrying out Activity:**

Pinellas County Community Development

**Proposed budgets for organizations carrying out Activity:**

| Responsible Organization              | Organization Type | Proposed Budget |
|---------------------------------------|-------------------|-----------------|
| Pinellas County Community Development | Local Government  | \$ 169,903.48   |

**Location Description:**

This activity will be carried out in the targeted areas of Greatest Need and other census tracts with equal need, as they are identified throughout the program.

**Activity Description:**

This activity will address neighborhood stabilization within the identified target areas by removing blighted structures and the redevelopment of demolished or vacant properties. Properties under this activity may be redeveloped with housing that will become part of the Homeownership Program or the Rental Program. Property addressed under this activity that meet the NSP Plan's definition of blighted are exempt from the requirement that the property must be foreclosed or abandoned. Eligible costs under this activity include, but are not limited to, costs associated with acquisition, demolition, clearance and redevelopment of the site. Eligible homebuyers for the newly constructed home will be required to complete an eight (8) hour HUD approved homebuyer counseling class. Multi-family projects will be monitored in a manner consistent with HOME regulations. The tenure of the beneficiaries of this activity can be either that of rental or homeownership.

**Grantee Activity Number:** DEMO-CONSTR  
**Activity Title:** DEMO-CONSTR

**Activity Type:**

Construction of new housing

**Project Number:**

DEMO

**Projected Start Date:**

03/09/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Environmental Assessment:**

**Activity Status:**

Planned

**Project Title:**

Demolition Program

**Projected End Date:**

03/09/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 0.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 0.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

| Total | Low | Mod | Low/Mod% |
|-------|-----|-----|----------|
| 7     |     | 7   | 100.00   |
| 7     |     | 7   | 100.00   |

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

7

# of Housing Units

7

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Pinellas County Community Development

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Pinellas County Community Development

**Organization Type**

Local Government

**Proposed Budget**

\$ 70,000.00

**Location Description:**



This activity will be carried out in the targeted areas of Greatest Need and other census tracts with equal need, as they are identified throughout the program.

**Activity Description:**

Properties acquired under the DEMO-ACQ Activity may be redeveloped with replacement housing that will become part of the Homeownership Program or the Rental Program.

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**Grantee Activity Number:** DEMO-DEMO  
**Activity Title:** DEMO-DEMO

**Activity Type:**

Clearance and Demolition

**Project Number:**

DEMO

**Projected Start Date:**

03/09/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Environmental Assessment:**

**Activity Status:**

Under Way

**Project Title:**

Demolition Program

**Projected End Date:**

03/09/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 196,999.39

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 196,999.39

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# of Households

| Total | Low | Mod | Low/Mod% |
|-------|-----|-----|----------|
| 7     |     | 7   | 100.00   |

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

# of Properties

**Total**

7

7

7

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Pinellas County Community Development

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Pinellas County Community Development

**Organization Type**

Local Government

**Proposed Budget**

\$ 116,631.92

**Location Description:**





This activity will be carried out in the target areas as referenced in Section A – Areas of Greatest Need and other census tracts with equal need, as they are identified throughout the program.

**Activity Description:**

This activity will address neighborhood stabilization within the identified target areas by removing blighted structures and the redevelopment of demolished or vacant properties acquired through the DEMO-ACQ Activity. Properties under this activity may be redeveloped with housing that will become part of the Homeownership Program or the Rental Program. Property addressed under this activity that meet the NSP Plan’s definition of blighted are exempt from the requirement that the property must be foreclosed or abandoned. Eligible costs under this activity include, but are not limited to, costs associated with acquisition, demolition, clearance and redevelopment of the site. Eligible homebuyers for the newly constructed home will be required to complete an eight (8) hour HUD approved homebuyer counseling class. Multi-family projects will be monitored in a manner consistent with HOME regulations. The tenure of the beneficiaries of this activity can be either that of rental or homeownership.

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**Grantee Activity Number:** DEMO-DISP  
**Activity Title:** DEMO-DISP

**Activity Type:**

Disposition

**Project Number:**

DEMO

**Projected Start Date:**

03/09/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Environmental Assessment:**

**Activity Status:**

Under Way

**Project Title:**

Demolition Program

**Projected End Date:**

03/09/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 0.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 0.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

# of Households

| Total | Low | Mod | Low/Mod% |
|-------|-----|-----|----------|
| 7     |     | 7   | 100.00   |
| 7     |     | 7   | 100.00   |

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

# of Properties

**Total**

7

7

7

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Pinellas County Community Development

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Pinellas County Community Development

**Organization Type**

Local Government

**Proposed Budget**

\$ 30,000.00



**Location Description:**

This activity will be carried out in the target areas as referenced in Section A – Areas of Greatest Need and other census tracts with equal need, as they are identified throughout the program.

**Activity Description:**

This activity will address neighborhood stabilization within the identified target areas by removing blighted structures and the redevelopment of demolished or vacant properties acquired through the DEMO-ACQ Activity. Properties under this activity may be redeveloped with housing that will become part of the Homeownership Program or the Rental Program. Property addressed under this activity that meet the NSP Plan's definition of blighted are exempt from the requirement that the property must be foreclosed or abandoned. Eligible costs under this activity include, but are not limited to, costs associated with acquisition, demolition, clearance and redevelopment of the site. Eligible homebuyers for the newly constructed home will be required to complete an eight (8) hour HUD approved homebuyer counseling class. Multi-family projects will be monitored in a manner consistent with HOME regulations. The tenure of the beneficiaries of this activity can be either that of rental or homeownership.

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**Project # / Title: DPA / Direct Homeownership Assistance**

|                                 |                |
|---------------------------------|----------------|
| <b>Grantee Activity Number:</b> | <b>DPA-NSP</b> |
| <b>Activity Title:</b>          | <b>DPA-NSP</b> |

**Activity Type:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

DPA

**Projected Start Date:**

03/09/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Environmental Assessment:****Activity Status:**

Under Way

**Project Title:**

Direct Homeownership Assistance

**Projected End Date:**

03/09/2013

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:**

|                      |               |
|----------------------|---------------|
| <b>Total Budget:</b> | \$ 544,209.44 |
|----------------------|---------------|

|   |         |
|---|---------|
| <b>Most Impacted and Distressed Budget:</b> | \$ 0.00 |
|---|---------|

|                     |         |
|---------------------|---------|
| <b>Other Funds:</b> | \$ 0.00 |
|---------------------|---------|

|                     |               |
|---------------------|---------------|
| <b>Total Funds:</b> | \$ 544,209.44 |
|---------------------|---------------|

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries****Total****Low****Mod****Low/Mod%**

|                    |    |    |        |
|--------------------|----|----|--------|
| # Owner Households | 20 | 20 | 100.00 |
| # of Households    | 20 | 20 | 100.00 |

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Pinellas County Community Development

**Proposed budgets for organizations carrying out Activity:**

| Responsible Organization              | Organization Type | Proposed Budget |
|---------------------------------------|-------------------|-----------------|
| Pinellas County Community Development | Local Government  | \$ 167,386.77   |

**Location Description:**

This activity will be carried out in the targeted areas of Greatest Need.

**Activity Description:**

This activity will address neighborhood stabilization within the identified high priority areas through direct assistance to eligible homebuyers of properties redeveloped under this plan. The assistance will be in the form of direct down payment assistance, payment assistance to secure private mortgage insurance, and finance acquisition. This activity will specifically provide down payment and closing cost assistance not to exceed 50% of any down payment amount required from the homebuyer. This assistance will be provided in the form of a zero percent (0%) interest deferred loan. Loans will be deferred for a period not to exceed five (5) years. This activity also allows for the payment of all, or part of, costs required up front for the buyer to obtain necessary private mortgage insurance. Additionally, this activity will allow for the development of financing mechanisms designed to reduce the cost of acquisition to the buyer.

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**Project # / Title: RENTAL / Rental Program**

**Grantee Activity Number:** RENTAL-ACQ  
**Activity Title:** RENTAL-ACQ

**Activity Type:**

Acquisition - general

**Project Number:**

RENTAL

**Projected Start Date:**

03/09/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Status:**

Under Way

**Project Title:**

Rental Program

**Projected End Date:**

03/09/2013

**Project Draw Block Date by HUD:**



**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Environmental Assessment:****Activity Draw Block Date by HUD:****Total Budget:** \$ 1,086,301.65**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 1,086,301.65**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

|                     | <b>Total</b> | <b>Low</b> | <b>Mod</b> | <b>Low/Mod%</b> |
|---------------------|--------------|------------|------------|-----------------|
| # Renter Households | 18           | 18         |            | 100.00          |
| # of Households     | 18           | 18         |            | 100.00          |

**Proposed Accomplishments**

|                                   | <b>Total</b> |
|-----------------------------------|--------------|
| # of Multifamily Units            | 18           |
| # of Housing Units                | 18           |
| # of Parcels acquired voluntarily | 1            |
| # of Properties                   | 1            |

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:****Organization carrying out Activity:**

Pinellas County Community Development

**Proposed budgets for organizations carrying out Activity:**

| <b>Responsible Organization</b>       | <b>Organization Type</b> | <b>Proposed Budget</b> |
|---------------------------------------|--------------------------|------------------------|
| Pinellas County Community Development | Local Government         | \$ 2,164,180.00        |

**Location Description:**

This activity will be carried out in the targeted areas of Greatest Need. Other census tracts with equal need, as they are identified over the course of the program will be evaluated for participation in the program.

**Activity Description:**

This activity will address neighborhood stabilization within the high priority areas identified in Exhibit A. Specific neighborhoods will be identified within the census tracts at the time funds are available. The properties will be acquired, rehabilitated and made available as rental property for families that are below 50% of area median income. Eligible properties include single family homes and multi-family rental properties that are either abandoned or foreclosed. This could include hotels, motels and short-term accommodations that are determined to be financially feasible. The continued affordability of the properties addressed under this activity will be ensured through land use restriction instruments. All properties acquired under this activity must meet the required purchase discount of at least 5% less than current market appraised value and must be as high as required to keep the total NSP portfolio within the required purchase discount level. The properties will be monitored for continued affordability.



requirements and affordable rents, consistent with the monitoring standards utilized for HOME funded multi-family properties.

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**Grantee Activity Number:** RENTAL-ACQ-120  
**Activity Title:** RENTAL-ACQ-120

**Activity Type:**

Acquisition - general

**Project Number:**

RENTAL

**Projected Start Date:**

03/09/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Environmental Assessment:**

**Activity Status:**

Under Way

**Project Title:**

Rental Program

**Projected End Date:**

03/09/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,080,963.65

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,080,963.65

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

|                     | <b>Total</b> | <b>Low</b> | <b>Mod</b> | <b>Low/Mod%</b> |
|---------------------|--------------|------------|------------|-----------------|
| # Renter Households | 18           |            | 18         | 100.00          |
| # of Households     | 18           |            | 18         | 100.00          |

**Proposed Accomplishments**

|                                   | <b>Total</b> |
|-----------------------------------|--------------|
| # of Multifamily Units            | 18           |
| # of Housing Units                | 18           |
| # of Parcels acquired voluntarily | 1            |
| # of Properties                   | 1            |

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Pinellas County Community Development

**Proposed budgets for organizations carrying out Activity:**

| <b>Responsible Organization</b>       | <b>Organization Type</b> | <b>Proposed Budget</b> |
|---------------------------------------|--------------------------|------------------------|
| Pinellas County Community Development | Local Government         | \$ 0.00                |



**Location Description:**

This activity will be carried out in the targeted areas of Greatest Need. Other census tracts with equal need, as they are identified over the course of the program will be evaluated for participation in the program.

**Activity Description:**

This activity will address neighborhood stabilization within the high priority areas identified in Exhibit A. Specific neighborhoods will be identified within the census tracts at the time funds are available. The properties will be acquired, rehabilitated and made available as rental property for families that are below 120% of area median income. Eligible properties include single family homes and multi-family rental properties that are either abandoned or foreclosed. This could include hotels, motels and short-term accommodations that are determined to be financially feasible. The continued affordability of the properties addressed under this activity will be ensured through land use restriction instruments. All properties acquired under this activity must meet the required purchase discount of at least 5% less than current market appraised value and must be as high as required to keep the total NSP portfolio within the required purchase discount level. The properties will be monitored for continued affordability requirements and affordable rents, consistent with the monitoring standards utilized for HOME funded multi-family properties.

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**Grantee Activity Number:** RENTAL-DISP  
**Activity Title:** RENTAL-DISP

**Activity Type:**

Disposition

**Project Number:**

RENTAL

**Projected Start Date:**

03/09/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Environmental Assessment:**

**Activity Status:**

Under Way

**Project Title:**

Rental Program

**Projected End Date:**

03/09/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 29,998.82

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 29,998.82

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

| Total | Low | Mod | Low/Mod% |
|-------|-----|-----|----------|
| 18    | 18  |     | 100.00   |
| 18    | 18  |     | 100.00   |

# of Households

**Proposed Accomplishments**

# of Multifamily Units

# of Housing Units

# of Properties

**Total**

18

18

1

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Pinellas County Community Development

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Pinellas County Community Development

**Organization Type**

Local Government

**Proposed Budget**

\$ 60,000.00



**Location Description:**

This activity will be carried out in the targeted areas of Greatest Need. Other census tracts with equal need, as they are identified over the course of the program will be evaluated for participation in the program.

**Activity Description:**

This activity will address neighborhood stabilization within the high priority areas identified in the County. Specific neighborhoods will be identified within the census tracts at the time funds are available. The properties acquired and rehabilitated through the RENTAL-ACQ and RENTAL-REHAB Activities will be made available as rental property for families that are below 50% of area median income. The continued affordability of the properties addressed under this activity will be ensured through land use restriction instruments. The properties will be monitored for continued affordability requirements and affordable rents, consistent with the monitoring standards utilized for HOME funded multi-family properties.

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**Grantee Activity Number:** RENTAL-DISP-120  
**Activity Title:** RENTAL-DISP-120

**Activity Type:**

Disposition

**Project Number:**

RENTAL

**Projected Start Date:**

03/09/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Environmental Assessment:**

**Activity Status:**

Under Way

**Project Title:**

Rental Program

**Projected End Date:**

03/09/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 29,998.81

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 29,998.81

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

| Total | Low | Mod | Low/Mod% |
|-------|-----|-----|----------|
| 18    |     | 18  | 100.00   |
| 18    |     | 18  | 100.00   |

# of Households

**Proposed Accomplishments**

# of Multifamily Units

# of Housing Units

# of Properties

**Total**

18

18

1

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Pinellas County Community Development

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Pinellas County Community Development

**Organization Type**

Local Government

**Proposed Budget**

\$ 0.00



**Location Description:**

This activity will be carried out in the targeted areas of Greatest Need. Other census tracts with equal need, as they are identified over the course of the program will be evaluated for participation in the program.

**Activity Description:**

This activity will address neighborhood stabilization within the high priority areas identified in the County. Specific neighborhoods will be identified within the census tracts at the time funds are available. The properties acquired and rehabilitated through the RENTAL-ACQ and RENTAL-REHAB Activities will be made available as rental property for families that are below 120% of area median income. The continued affordability of the properties addressed under this activity will be ensured through land use restriction instruments. The properties will be monitored for continued affordability requirements and affordable rents, consistent with the monitoring standards utilized for HOME funded multi-family properties.

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**Grantee Activity Number:** RENTAL-REHAB  
**Activity Title:** RENTAL-REHAB

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

RENTAL

**Projected Start Date:**

03/09/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Environmental Assessment:**

**Activity Status:**

Under Way

**Project Title:**

Rental Program

**Projected End Date:**

03/09/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 971,731.03

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 971,731.03

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

| Total | Low | Mod | Low/Mod% |
|-------|-----|-----|----------|
| 18    | 18  |     | 100.00   |
| 18    | 18  |     | 100.00   |

# of Households

**Proposed Accomplishments**

# of Multifamily Units

**Total**

18

# of Housing Units

18

# ELI Households (0-30% AMI)

# of Properties

1

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Pinellas County Community Development

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Pinellas County Community Development

**Organization Type**

Local Government

**Proposed Budget**

\$ 2,164,180.00



**Location Description:**

This activity will be carried out in the targeted areas of Greatest Need. Other census tracts with equal need, as they are identified over the course of the program will be evaluated for participation in the program.

**Activity Description:**

This activity will address neighborhood stabilization within the high priority areas in the County. Specific neighborhoods will be identified within the census tracts at the time funds are available. Properties acquired through the RENTAL-ACQ Activity will be rehabilitated and made available as rental property for families that are below 50% of area median income. Properties will be rehabilitated to standards that comply with the applicable laws, codes and other requirements of Pinellas County Community Development's Minimum Standards for Rehabilitation of Residential Properties. All rehabilitation must be performed by a licensed and insured contractor.

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**Grantee Activity Number:** RENTAL-REHAB-120  
**Activity Title:** RENTAL-REHAB-120

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

RENTAL

**Projected Start Date:**

03/09/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Environmental Assessment:**

COMPLETED

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Under Way

**Project Title:**

Rental Program

**Projected End Date:**

03/09/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 871,731.04

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 871,731.04

**Proposed Beneficiaries**

# Renter Households

| Total | Low | Mod | Low/Mod% |
|-------|-----|-----|----------|
| 18    |     | 18  | 100.00   |
| 18    |     | 18  | 100.00   |

# of Households

**Proposed Accomplishments**

# of Multifamily Units

# of Housing Units

# of Properties

**Total**

18

18

1

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Pinellas County Community Development

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Pinellas County Community Development

**Organization Type**

Local Government

**Proposed Budget**

\$ 954,377.50



**Location Description:**

This activity will be carried out in the targeted areas of Greatest Need. Other census tracts with equal need, as they are identified over the course of the program will be evaluated for participation in the program.

**Activity Description:**

This activity will address neighborhood stabilization within the high priority areas in the County. Specific neighborhoods will be identified within the census tracts at the time funds are available. Properties acquired through the RENTAL-ACQ-120 Activity will be rehabilitated and made available as rental property for families that are below 120% of area median income. Properties will be rehabilitated to standards that comply with the applicable laws, codes and other requirements of Pinellas County Community Development's Minimum Standards for Rehabilitation of Residential Properties. All rehabilitation must be performed by a licensed and insured contractor.

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**Action Plan Comments:**

- Reviewer - Pinellas County's Action Plan modification was reviewed for budget, LH25 set aside, and performance measures. The overall budget is short .57; this can be corrected before the next QPR is due. LS 2/10/2011
- Reviewer - Action Plan modification approved budget adjustments: Project budgets reduced for: RENTAL - Rental Program, ADMIN - Administration. Increased for: ACQREHAB - Acquisition Rehab Program, DEMO - Demolition Program, DPA - Direct Homebuyer Assistance. Activities reduced for: RENTAL-ACQ, RENTAL-REHAB-120. Increased budgets for: DPA-NSP, AR-REHAB, DEMO-DEMO, ADMIN-NSP, RENTAL-REHAB. LS 129/13
- Reviewer - Plan modification is for minor budget adjustments: Increased funding to: ADMIN, AR-REH, DEMO-DEMO; Decreased funding to DPA-NSP. LS 2/15/13
- Reviewer - Budget modifications made at project and activity level to account for program income. Comments posted under each activity that was modified. sk 7/17/13
- Reviewer - Grantee modified budgets to account for program income. Modifications noted on comment section at activity level. sk 7/18/13
- Reviewer - Modified budget to account for program income. Activities modified, A/R Rehab and DPA. sk 7/19/13
- Reviewer - Pinellas County's Action Plan budget modification approved. Activity A/R Rehab reduced by \$99,361.63 and Activity NSP-DPA increased by \$99,361.63. sk 9/3/13
- Reviewer - Plan modification to move funds between projects as they move toward closeout.
- Reviewer - Minor budget adjustments
- Reviewer - minor adjustments to PI total



## Action Plan History

### Version

### Date

|                       |            |
|-----------------------|------------|
| B-08-UN-12-0015 AP#1  | 07/28/2010 |
| B-08-UN-12-0015 AP#2  | 02/10/2011 |
| B-08-UN-12-0015 AP#3  | 01/29/2013 |
| B-08-UN-12-0015 AP#4  | 02/15/2013 |
| B-08-UN-12-0015 AP#5  | 07/17/2013 |
| B-08-UN-12-0015 AP#6  | 07/18/2013 |
| B-08-UN-12-0015 AP#7  | 07/19/2013 |
| B-08-UN-12-0015 AP#8  | 09/03/2013 |
| B-08-UN-12-0015 AP#9  | 03/17/2015 |
| B-08-UN-12-0015 AP#10 | 04/13/2017 |
| B-08-UN-12-0015 AP#11 | 09/26/2017 |

