

Action Plan

Grantee: St Petersburg, FL

Grant: B-08-MN-12-0026

LOCCS Authorized Amount:	\$ 9,498,962.00
Grant Award Amount:	\$ 9,498,962.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 2,155,966.82
Total Budget:	\$ 11,654,928.82

Funding Sources

Funding Source

Neighborhood Stabilization Program

Funding Type

Other Federal Funds

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 one of the top foreclosure markets in the state with a foreclosure rate of 7.9%.

Distribution 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:

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
1	Planning and Administration	7	Administration and Planning
2	Purchase,	1	Purchase of Foreclosed and Demolished Properties
		2	Rehabilitation/Reconstruction of S/F Homes
		3	Sale of Properties to Eligible Homebuyers
		4	Acquisition of Rental Properties
		5	Rehabilitation of Rental Properties
3	Demolition of Acquired Foreclosed	6	Demolition of Single-Family Foreclosed Properties
4	REDEVELOPMENT	9	REDEVELOPMENT
5	LANDBANK	8	LAND BANK ACQUISITIONS
9999	Restricted Balance		<i>No activities in this project</i>



Activities

Project # / 1 / Planning and Administration

Grantee Activity Number: 7
Activity Title: Administration and Planning

Activity Type:

Administration

Project Number:

1

Projected Start Date:

09/29/2008

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)

Activity Status:

Under Way

Project Title:

Planning and Administration

Projected End Date:

07/30/2022

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,165,492.88

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,165,492.88

Benefit Report Type:

NA

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of St. Petersburg

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of St. Petersburg

Organization Type

Unknown

Proposed Budget

\$ 1,165,492.88

Location Description:



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

Activity Description:

Administration and planning of NSP activities.

Environmental Assessment:

Environmental None

Project # / **2 / Purchase, Rehabilitation/Reconstruction and Sale or**

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

Activity Type:
Acquisition - general

Project Number:
2

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

Activity Status:
Under Way

Project Title:
Purchase, Rehabilitation/Reconstruction

Projected End Date:
07/30/2033

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,338,209.96

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,338,209.96

Benefit Report Type:
Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	57		17	29.82

# of Households	57	17	29.82
# of Permanent Jobs Created			0.0

Proposed Accomplishments

	Total
# of Singlefamily Units	57
# of Housing Units	57
Total acquisition compensation to owners	2280000
# of Parcels acquired voluntarily	57
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of buildings (non-residential)	
# of Properties	57

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of St. Petersburg

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of St. Petersburg

Organization Type

Unknown

Proposed Budget

\$ 1,338,209.96

Location Description:

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

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.

Environmental Assessment:

Environmental None



Grantee Activity Number: 2
Activity Title: Rehabilitation/Reconstruction of S/F Homes

Activity Type:
 Rehabilitation/reconstruction of residential structures
Project Number:
 2
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

Activity Status:
 Under Way
Project Title:
 Purchase, Rehabilitation/Reconstruction
Projected End Date:
 07/30/2022
Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 3,342,430.64
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 3,342,430.64

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	57		17	29.82
# of Households	57		17	29.82

Proposed Accomplishments	Total
# of Singlefamily Units	57
# of Housing Units	57
# of Properties	57

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 City of St. Petersburg

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of St. Petersburg	Unknown	\$ 3,342,430.64



Location Description:

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

Activity Description:

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

Environmental Assessment:

Environmental None



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

Activity Type:

Disposition

Project Number:

2

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

Activity Status:

Under Way

Project Title:

Purchase, Rehabilitation/Reconstruction

Projected End Date:

07/30/2022

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%
# Owner Households	57		17	29.82
# of Households	57		17	29.82
# of Permanent Jobs Created				0.0

Proposed Accomplishments

of Properties

Total
57

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of St. Petersburg

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of St. Petersburg

Organization Type

Unknown

Proposed Budget

\$ 0.00

Funding Source Name

Neighborhood Stabilization Program

Matching Funds

No

Funding Amount

\$ 0.00



Location Description:

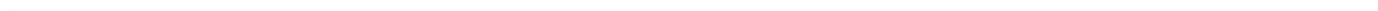
Program activities will be implemented in priority areas 1, 2, 3 and 4.

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.

Environmental Assessment:

Environmental None



Grantee Activity Number: 4
Activity Title: Acquisition of Rental Properties

Activity Type:
 Acquisition - general

Project Number:
 2

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

Activity Status:
 Under Way

Project Title:
 Purchase, Rehabilitation/Reconstruction

Projected End Date:
 07/30/2022

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 832,509.43

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 832,509.43

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	34	34		100.00
# of Households	34	34		100.00

Proposed Accomplishments	Total
# of Multifamily Units	34
# of Housing Units	34
# of Properties	2

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 City of St. Petersburg

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of St. Petersburg	Unknown	\$ 832,509.43

Location Description:

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

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).

Environmental Assessment:

Environmental None



Grantee Activity Number: 5
Activity Title: Rehabilitation of Rental Properties

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 2

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

Activity Status:
 Under Way

Project Title:
 Purchase, Rehabilitation/Reconstruction

Projected End Date:
 07/30/2022

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,407,904.30
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 2,407,904.30

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	34	34		100.00
# of Households	34	34		100.00

Proposed Accomplishments	Total
# of Multifamily Units	34
# of Housing Units	34
# ELI Households (0-30% AMI)	
# of Properties	2

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 City of St. Petersburg

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of St. Petersburg	Unknown	\$ 2,407,904.30

Funding Source Name	Matching Funds	Funding Amount
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Location Description:

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

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).

Environmental Assessment:

Environmental None

Project # / 3 / Demolition of Acquired Foreclosed Upon Residential

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

Activity Type:

Clearance and Demolition

Activity Status:

Under Way

Project Number:

3

Project Title:

Demolition of Acquired Foreclosed Upon

Projected Start Date:

03/03/2009

Projected End Date:

07/30/2022

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:

Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:

Not Blocked

Total Budget: \$ 230,094.03

National Objective:

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

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 230,094.03

Benefit Report Type:

Area Benefit (Census)



Proposed Accomplishments

Total

# of Singlefamily Units	10
# of Housing Units	10
# of Properties	10

LMI%:	
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Activity is being carried out by

Activity is being carried out through:

No

Organization carrying out Activity:

City of St. Petersburg

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of St. Petersburg	Unknown	\$ 230,094.03

Location Description:

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

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.

Environmental Assessment:

Environmental None

Project # / 4 / REDEVELOPMENT

Grantee Activity Number: 9
Activity Title: REDEVELOPMENT

Activity Type:
Acquisition - general

Activity Status:
Under Way

Project Number:
4

Project Title:
REDEVELOPMENT

Projected Start Date:

Projected End Date:

09/17/2009

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

Benefit Report Type:

NA

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

09/30/2022

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 632,786.82

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 632,786.82

Total

5

5

5

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of St. Petersburg

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of St. Petersburg

Organization Type

Unknown

Proposed Budget

\$ 632,786.82

Location Description:

TARGET AREAS 1-4

Activity Description:

ACQUISITION AND REDEVELOPMENT OF DEMOLISHED AND/OR VACANT PROPERTIES.

Environmental Assessment: COMPLETED

Environmental None



Project # / 5 / LANDBANK

Grantee Activity Number: 8
Activity Title: LAND BANK ACQUISITIONS

Activity Type:

Land Banking - Acquisition (NSP Only)

Project Number:

5

Projected Start Date:

02/18/2010

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

Activity Status:

Under Way

Project Title:

LANDBANK

Projected End Date:

02/18/2020

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,705,500.76

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,705,500.76

Benefit Report Type:

Area Benefit (Census)

Proposed Accomplishments

	Total
# of Singlefamily Units	20
# of Housing Units	20
# of Properties	20

LMI%:	
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Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of St. Petersburg

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of St. Petersburg

Organization Type

Unknown

Proposed Budget

\$ 1,705,500.76

Location Description:

TARGET AREAS 1-4

Activity Description:

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

Environmental Assessment: COMPLETED

Environmental None

Action Plan Comments:

Reviewer - Please make sure that when you make a draw on any listed activity you have the corresponding [applicable] property address for each property. This is very important.

Reviewer - The City made changes to reduce the acquisition/rehab budget by \$1,181,443 in order to increase the land bank activity by \$950,000, demolition by \$155,100, and redevelopment by \$76,343. KW 8/27/10

Reviewer - Reviewer Olga De La Rosa- The city made changes to indicate if activity was single or multifamily. Also updated the performance measures. The Grantees was advised to properly document the condition of those properties under activity 6 which are declared unsuitable for rehabilitation and demolished.

Reviewer - Changed demo to area benefit



Reviewer - Adjustments for program income receipt and subsequent activity budget adjustments.

Reviewer - Adjusting budgets and extending activity dates to clear flags. LAS

Action Plan History

Version	Date
B-08-MN-12-0026 AP#1	08/27/2010
B-08-MN-12-0026 AP#2	02/02/2011
B-08-MN-12-0026 AP#3	09/11/2012
B-08-MN-12-0026 AP#4	02/09/2015
B-08-MN-12-0026 AP#5	01/04/2016
B-08-MN-12-0026 AP#6	01/23/2018
B-08-MN-12-0026 AP#7	09/27/2018
B-08-MN-12-0026 AP#8	09/28/2018
B-08-MN-12-0026 AP#9	06/21/2019

