

Action Plan

Grantee: Clearwater, FL

Grant: B-11-MN-12-0031

LOCCS Authorized Amount:	\$ 1,385,801.00
Grant Award Amount:	\$ 1,385,801.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 844,790.36
Total Budget:	\$ 2,230,591.36

Funding Sources

Funding Source	Funding Type
PI FY 2012-2015	Program Income
National Stabilization Program 3	Other Federal Funds

Narratives

Summary of Distribution and Uses of NSP Funds:

The NSP 3 Program is designed to stabilize neighborhoods that have been and continue to be damaged by the economic effects of properties that have been foreclosed or abandoned. The program integrated the following principals: * Retain the Community Development Block Grant distinctive requirements* Target and reconnect neighborhoods* Rapidly arrest neighborhood decline* Assure deep targeting requirements* Ensure continued affordable housing* Support projects that optimize economic activity* Build inclusive and sustainable communities* Leverage resources. The NSP 3 Program has established five allowable housing strategies for funding that include using the funds for Administration and Redevelopment. It is proposed that the City use its funding for redevelopment in the amount of \$1,247,221 to create 24 units and administration in the amount of \$138,580 for a total of \$1,385,801. The City reserves the right to reallocate funding totals and number of units from one activity to another in order to respond to market opportunities and projects that may arise.

How Fund Use Addresses Market Conditions:

Upon review of the City's three Neighborhood Revitalization Strategy Areas; a review was undertaken of the resources outlined in Appendix A: Data Sources of the NSP Design Guidebook. From the resources outlined in the guidebook, the City utilized the NSP 3 Mapping Tool to determine which neighborhoods had the greatest need by choosing the areas with the highest targeted scores of 19 and 20 and areas where the NSP 3 allocation would serve and assist the most critical needs. The City also targeted areas where prior investments were made utilizing National Stabilization Program 2 (NSP 2) funding. The City determined that projects located in the Stevens Creek/North Greenwood Area, East Gateway Area and South Greenwood (Lake Bellevue) Area may qualify to receive assistance.

The City's initial investment in the Stevens Creek/North Greenwood Area was in February 2008. The Clearwater Housing Authority received permission from HUD to sell its deteriorated Homer Villa Public Housing Complex. Through the efforts of the City and Pinellas County, the City assisted Habitat for Humanity of Pinellas County in obtaining ownership of the 9.8 acre parcel of land. The City contributed \$725,000 toward the acquisition and demolition and Pinellas County provided \$1.425 million dollars for land acquisition, engineering and site construction. As the property lay vacant, the City partnered with Pinellas County to identify a financing strategy to build 51 new single-family homes. The project has an estimated \$8.415 million dollar project cost. The project will provide housing opportunities for 51 families between 30% and 80% of area median income. Funding through NSP 2 provided a construction loan in the amount of \$2.340 million dollars to build 18 new housing units.

The East Gateway Area was selected to enhance and continue the City's efforts when the area was established as a Neighborhood Revitalization Strategy Area. Through efforts identified in the Five-Year Strategic Plan; the area will continue to be developed as a low to medium-density residential neighborhood supported with housing and commercial and professional offices. To assist in the redevelopment in the community, the City established and funded a Façade and Building Improvement Program to provide



incentives to businesses to encourage public-private investment. The City committed \$80,000 as a redevelopment stimulus through the Community Development Block Grant – Recovery Program. An additional \$142,000 was provided through the Recovery Program in this area for sidewalk improvements.

The City plans to utilize \$700,000 in Community Development Block Grant Program loan funds as an investment to develop Country Club Townhomes; a \$7 million dollar new construction project located in the East Gateway area. The planned development includes 31 affordable townhomes with two and three bedrooms, 2.5 bathrooms and two car garages. NSP 2 funding totaling \$1.5 million dollars will be used as construction financing to begin building of the community project. Recently, the City purchased a dilapidated hotel that was an eye sore in the community and a place of many police service calls. The City purchased the property for \$1.675 million dollars with funding provided through the Community Redevelopment Agency. The 2.2 acre property was demolished and land banked for future redevelopment.

The City is continuing efforts to rehabilitate homes and develop infill housing in the South Greenwood Area (Lake Bellevue). At this time, no projects are being considered in this area utilizing NSP3 funding.

Ensuring Continued Affordability:

Continued affordability that at a minimum is at least as strict as the HOME program standards at 24 CFR 92.252(a), (c), (e), and (f), and 92.254. HOME program standards can be used as a safe harbor, but if an alternative standard is applied it must be equal to or exceed the HOME standard.

The Borrower will maintain the affordability of the real property for thirty (30) years beginning on the date of the mortgage. Should the Borrower sell the property to any willing buyer at whatever price the market will bear, the sale will trigger repayment. Throughout the thirty (30) year life of the mortgage, if the Mortgagor should sell, refinance, transfer ownership, the entire original loan balance, during the affordability period, is due and payable to the City. The City will use the recapture method to obtain these funds.

Recaptured funds are NSP 3 funds which are recouped by the City when NSP 3 assisted housing unit does not continue to be the principal residence of the assisted homebuyer for the full affordability period. The recapture provision is subject to the limitation that when the recapture requirement is triggered by a sale, voluntary or involuntary, of the housing unit, and there are no net proceeds or the net proceeds are insufficient to repay the NSP 3 investment due, the City can only recapture the net proceeds, if any. The net proceeds are the sales price minus the superior loan repayment and closing costs.

Definition of Blighted Structure:

Blighted structures are a structure(s) that exhibit objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare.

Definition of Affordable Rents:

HOME program standards can be used as a safe harbor, but if an alternative standard is applied, it must be equal to or exceed the HOME standard.

Affordable rents are defined by the HUD Fair market rents published annually by HUD for the Tampa, St. Petersburg SMSA. The FY 2010 Fair Market Rates are as follows:

0 Bedroom	\$714
1 Bedroom	\$793
2 Bedroom	\$959
3 Bedroom	\$1,215
4 Bedroom	\$1,467

Housing Rehabilitation/New Construction Standards:

1. The rehabilitation and new construction standards are as follows:

- All gut rehabilitation or new construction (i.e., general replacement of the interior of a building that may or may not include changes to structural elements such as flooring systems, columns or load bearing interior or exterior walls) of residential buildings up to three stories must be designed to meet the standard for Energy Star Qualified New Homes.
- All gut rehabilitation or new construction of mid- or high-rise multifamily housing must be designed to meet American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) Standard 90.1-2004, Appendix G plus 20 percent (which is the Energy Star standard for multifamily buildings piloted by the Environmental Protection Agency and the Department of Energy).
- Other rehabilitation must meet these standards to the extent applicable to the rehabilitation work undertaken, e.g., replace older obsolete products and appliances (such as windows, doors, lighting, hot water heaters, furnaces, boilers, air conditioning units, refrigerators, clothes washers and dishwashers) with Energy Star-46 labeled products.
- Water efficient toilets, showers, and faucets, such as those with the WaterSense label, must be installed.
- Where relevant, the housing should be improved to mitigate the impact of disasters (e.g., earthquake, hurricane, flooding, fires).
- The City's Rehabilitation Program Guidelines and Standards can be located at www.myclearwater.com/housing.

HUD also encourages the adoption of energy efficient and environmentally-friendly green elements as part of NSP3 program design. Attachment C to the NSP3 Notice describes in more detail how energy efficient and environmentally-friendly green elements can be incorporated and additional tools on incorporating green rehabilitation standards can be found on the NSP Resource Exchange at www.hud.gov/nspta.



Vicinity Hiring:

The City will provide outreach efforts to ensure that residents or businesses located in the NSP 3 Vicinity (each neighborhood identified by the City in its NSP 3 Action Plan as areas with the greatest need) are afforded opportunities to be employed through projects funded through the NSP 3 activities.

To show documentation of affirmatively hiring businesses from the vicinity; the contractor, subrecipient, or subcontractor shall place qualified vicinity businesses on its solicitation list and if economically feasible, divide the job scope into smaller tasks to increase local participation. In addition, the contractor, subcontractor, or subrecipient shall place signs at the site and vicinity regarding hiring/subcontracting opportunities on the project. Copies of these efforts must be maintained for compliance. Contractors, subcontractors and subrecipients must adhere to the Section 3 Program requirements.

Procedures for Preferences for Affordable Rental Dev.:

Local Rental Preference – LH25 Activity - The City will use the services of the local housing authorities and other established low-income housing providers to assist the City in developing, managing or providing assistance to low to moderate-income tenants (50% or less of AMI) who occupy housing units assisted with NSP 3 funds. Assistance may be in the form of a Section 8 Certificate/Voucher, Tenant Based Rental Assistance, or other rental assistance and/or in the form of an affordable rental unit where the rent is affordable to low to moderate-income persons or families whose income is less than 50% of area median income. The City will set aside 25% of the funds allocated through the NSP 3 program for these efforts.

Total funds set aside for low-income individuals totals \$346,451.

Grantee Contact Information:

City of Clearwater
Economic Development and Housing Department
112 South Osceola Avenue
Clearwater, Florida 33756
Administrator Contact Info:

Kimberly Dupont
727-562-4033
kimberly.dupont@myclearwater.com

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
0001	NSP 3 Administration	Admin	Admin From PI
		NSP - 01	Program Administration
0005	Redevelopment - low income set	DPA-1747	Block, Brendon
		DPA-1748	Johnson, Renee
		DPA-1749	Herring, Erica
		DPA-1753	Guzman, Alejandra
		DPA-1764	Wahr, Gregory
		DPA-1768	Martino, Claudette
		DPA-1769	Gleason, Michael
		DPA-1775	Steigenberger, Monika
		DPA-1779	Hubbard, Christine
		DPA-1810	Ulrich, Pamela
		NSP - 02	Pinellas County Habitat for Humanity
		NSP - 03	SP Country Club Home, LLC
		NSP - 04	Sunset Point Apartments, LLC
		NSP-02A	NSP 02A - Pinellas County Habitat for Humanity
		RL-1731	Prospect Towers
9999	Restricted Balance	No activities in this project	



Activities

Project # / Title: 0001 / NSP 3 Administration

Grantee Activity Number: Admin
Activity Title: Admin From PI

Activity Type:

Administration

Project Number:

0001

Projected Start Date:

10/01/2013

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:

Completed

Project Title:

NSP 3 Administration

Projected End Date:

07/31/2016

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 27,041.37

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 27,041.37

Benefit Report Type:

NA

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Clearwater

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Clearwater

City of Clearwater, Florida1

Organization Type

Local Government

Local Government

Proposed Budget

\$ 27,041.37

\$ 0.00

Funding Source Name

PI FY 2012-2015

Matching Funds

No

Funding Amount

\$ 0.00



Location Description:

Administration of funding.

Activity Description:

Funds provided for salary and administration of funding.

Environmental Assessment: EXEMPT

Environmental Reviews: None

Grantee Activity Number: NSP - 01
Activity Title: Program Administration

Activity Type:

Administration

Project Number:

0001

Projected Start Date:

06/01/2011

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:

Completed

Project Title:

NSP 3 Administration

Projected End Date:

05/31/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 138,580.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 138,580.00

Benefit Report Type:

NA

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Clearwater

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Clearwater

City of Clearwater, Florida1

Organization Type

Local Government

Local Government

Proposed Budget

\$ 138,580.00

\$ 0.00

Funding Source Name

National Stabilization Program 3

Matching Funds

No

Funding Amount

\$ 0.00

Location Description:

City of Clearwater

Economic Development and Housing Department



112 South Osceola Avenue
Clearwater, Florida 33756

Activity Description:

Funds will be provided for general program administration costs to implement the City's NSP 3 Action Plan.

Environmental Assessment: EXEMPT

Environmental Reviews: None

Project # / Title: 0005 / Redevelopment - low income set aside

Grantee Activity Number: DPA-1747
Activity Title: Block, Brendon

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

0005

Projected Start Date:

03/29/2013

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:

Completed

Project Title:

Redevelopment - low income set aside

Projected End Date:

03/29/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 46,060.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 46,060.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	1		1	100.00
# of Households	1		1	100.00



Proposed Accomplishments**Total**

of Singlefamily Units

1

of Housing Units

1

Activity is being carried out by Grantee:

No

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

City of Clearwater

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

City of Clearwater

City of Clearwater, Florida¹**Organization Type**

Local Government

Local Government

Proposed Budget

\$ 46,060.00

\$ 0.00

Funding Source Name

PI FY 2012-2015

Matching Funds

No

Funding Amount

\$ 0.00

Location Description:

1287 Sawgrass Street, Clearwater, FL

Activity Description:

Funds provided for downpayment and closing cost assistance.

Environmental Assessment: COMPLETED**Environmental Reviews:** None

Grantee Activity Number: DPA-1748
Activity Title: Johnson, Renee

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

0005

Projected Start Date:

04/11/2013

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:

Completed

Project Title:

Redevelopment - low income set aside

Projected End Date:

04/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 46,060.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 46,060.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
1		1	100.00
1		1	100.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

1

of Housing Units

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Clearwater

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Clearwater

City of Clearwater, Florida1

Organization Type

Local Government

Local Government

Proposed Budget

\$ 46,060.00

\$ 0.00



Location Description:

1281 Sawgrass Street, Clearwater, FL

Activity Description:

Funds provided for downpayment and closing cost assistance.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: DPA-1749
Activity Title: Herring, Erica

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

0005

Projected Start Date:

05/14/2013

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:

Completed

Project Title:

Redevelopment - low income set aside

Projected End Date:

05/14/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 31,434.25

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 31,434.25

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
1	1		100.00
1	1		100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total

1

1

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

City of Clearwater

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Clearwater

City of Clearwater, Florida1

Organization Type

Local Government

Local Government

Proposed Budget

\$ 31,434.25

\$ 0.00



Location Description:

1864 Fuller Drive, Clearwater, FL

Activity Description:

Funds provided for downpayment and closing cost assistance.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: DPA-1753
Activity Title: Guzman, Alejandra

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

0005

Projected Start Date:

05/31/2013

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:

Completed

Project Title:

Redevelopment - low income set aside

Projected End Date:

05/31/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 45,335.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 45,335.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
1		1	100.00
1		1	100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total

1

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Clearwater

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Clearwater

City of Clearwater, Florida1

Organization Type

Local Government

Local Government

Proposed Budget

\$ 45,335.00

\$ 0.00



Location Description:

1285 Sawgrass Street, Clearwater, FL

Activity Description:

Funds provided for downpayment and closing cost assistance.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: DPA-1764
Activity Title: Wahr, Gregory

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

0005

Projected Start Date:

11/12/2013

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:

Completed

Project Title:

Redevelopment - low income set aside

Projected End Date:

11/12/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 26,060.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 26,060.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
1		1	100.00
1		1	100.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

1

of Housing Units

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Clearwater

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Clearwater

City of Clearwater, Florida1

Organization Type

Local Government

Local Government

Proposed Budget

\$ 26,060.00

\$ 0.00

Funding Source Name

PI FY 2012-2015

Matching Funds

No

Funding Amount

\$ 0.00



Location Description:

126 N. Fredrica Avenue, Clearwater, FL

Activity Description:

Funds provided for downpayment and closing cost assistance.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: DPA-1768
Activity Title: Martino, Claudette

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

0005

Projected Start Date:

12/24/2013

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:

Completed

Project Title:

Redevelopment - low income set aside

Projected End Date:

12/24/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 46,060.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 46,060.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
1		1	100.00
1		1	100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total

1

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Clearwater

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Clearwater

City of Clearwater, Florida1

Organization Type

Local Government

Local Government

Proposed Budget

\$ 46,060.00

\$ 0.00



Location Description:

1297 Drew Street, Clearwater, FL

Activity Description:

Funds provided for downpayment and closing cost assistance.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: DPA-1769
Activity Title: Gleason, Michael

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

0005

Projected Start Date:

12/24/2013

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:

Completed

Project Title:

Redevelopment - low income set aside

Projected End Date:

12/24/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 46,060.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 46,060.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
1		1	100.00
1		1	100.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

1

of Housing Units

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Clearwater

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Clearwater

City of Clearwater, Florida1

Organization Type

Local Government

Local Government

Proposed Budget

\$ 46,060.00

\$ 0.00



Location Description:

1295 Drew Street, Clearwater, FL

Activity Description:

Funds provided for downpayment and closing cost assistance.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: DPA-1775
Activity Title: Steigenberger, Monika

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

0005

Projected Start Date:

04/30/2014

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:

Completed

Project Title:

Redevelopment - low income set aside

Projected End Date:

04/30/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 26,060.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 26,060.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
1		1	100.00
1		1	100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total

1

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Clearwater

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Clearwater

City of Clearwater, Florida1

Organization Type

Local Government

Local Government

Proposed Budget

\$ 26,060.00

\$ 0.00



Location Description:

127 North Betty Lane, Clearwater, FL

Activity Description:

Funds provided for downpayment and closing cost assistance.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: DPA-1779
Activity Title: Hubbard, Christine

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

0005

Projected Start Date:

04/30/2014

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:

Completed

Project Title:

Redevelopment - low income set aside

Projected End Date:

04/30/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 27,060.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 27,060.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
1		1	100.00
1		1	100.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

1

of Housing Units

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Clearwater

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Clearwater

City of Clearwater, Florida1

Organization Type

Local Government

Local Government

Proposed Budget

\$ 27,060.00

\$ 0.00



Location Description:

1870 Fuller Drive, Clearwater, FL

Activity Description:

Funds provided for downpayment and closing cost assistance.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: DPA-1810
Activity Title: Ulrich, Pamela

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

0005

Projected Start Date:

09/17/2015

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:

Completed

Project Title:

Redevelopment - low income set aside

Projected End Date:

09/17/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 46,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 46,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
1		1	100.00
1		1	100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total

1

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Clearwater

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Clearwater

City of Clearwater, Florida1

Organization Type

Local Government

Local Government

Proposed Budget

\$ 46,000.00

\$ 0.00



Location Description:

1283 Sawgrass Street, Clearwater, FL

Activity Description:

Funds provided for downpayment and closing cost assistance.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: NSP - 02
Activity Title: Pinellas County Habitat for Humanity

Activity Type:

Construction of new housing

Project Number:

0005

Projected Start Date:

02/01/2013

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:

Completed

Project Title:

Redevelopment - low income set aside

Projected End Date:

03/13/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 340,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 340,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
4		4	100.00
4		4	100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

#Units exceeding Energy Star

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

Total

4

4

4

4

4

4

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Clearwater

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
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City of Clearwater	Local Government	\$ 340,000.00
City of Clearwater, Florida1	Local Government	\$ 0.00

Funding Source Name

PI FY 2012-2015

Matching Funds

No

Funding Amount

\$ 0.00

Location Description:

1884 North Betty Lane, Clearwater, Fl

Activity Description:

In 2008, Pinellas Habitat for Humanity, Inc. submitted an application to the City to acquire a deteriorating rental housing complex owned by the local housing authority. The City provided \$600,000 in Local Housing Trust funds and Pinellas County provided \$589,350 for the balance of the acquisition costs through their HOME Program.

In 2011, the County provided \$730,000 through their NSP2 Program to fund part of the housing construction costs; Neighborhood Lending Partners of West Florida, Inc. provided \$500,000 through a revolving line of credit with a \$1,000,000 maximum in future advances; the City provided \$124,000 in Community Development Block Grant Funds to demolish the structures and \$425,000 through NSP 3 funds to build six of the 51-homes.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: NSP - 03
Activity Title: SP Country Club Home, LLC

Activity Type:

Construction of new housing

Project Number:

0005

Projected Start Date:

11/01/2012

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:

Completed

Project Title:

Redevelopment - low income set aside

Projected End Date:

03/13/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 475,770.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 475,770.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
4		4	100.00
4		4	100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

#Units \geq other green

#Units exceeding Energy Star

#Units with bus/rail access

#Low flow toilets

Total

4

4

4

4

4

4

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Clearwater

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
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City of Clearwater	Local Government	\$ 475,770.00
City of Clearwater, Florida1	Local Government	\$ 0.00

Location Description:

1281, 1283, 1285 and 1287 Sawgrass Street, Clearwater, FI

Activity Description:

The project comprises 31 townhomes on 2.21 acre parcel located at 113 Betty Lane, Clearwater, FI. All units will have 3 bedrooms, 2.5 bathrooms and a 2 car garage. Eight of the units are 1300 square feet of air conditioned space with the remaining twenty-three units having 1436 square feet. Common amenities include a pool and pavilion. The parcel upon which the project is located was an abandoned parking lot for the adjacent Verizon Communications building. The parking lot has not be used for over 15 years and as a result, the parcel became a blighting influence on the neighborhood by attracting unauthorized vehicular traffic, illegal parking and the congregation of transients. In June 2008, Southport Financial approached the City for a loan to acquire the vacant parking lot located in the East Gateway Neighborhood Revitalization Area. The City approved a \$700,000 Community Development Block Grant Program loan to acquire the parcel. The redevelopment did not began as expected due to a downturn in the economy. In June 2011, Southport approach the Florida Suncoast Housing Partnership Consortium for capital to construct the townhomes. Neighborhood Lending Partners of West Florida, Inc. approved a \$900,000 revolving construction loan to finance the vertical construction of the project. In July 2011, the Pinellas County Housing Finance Agency provided a \$1,407,800 NSP 2 funds to Southport Financial for the site and infrastructure costs. The City provided \$475,770 in NSP 3 funds for the vertical development of four of the 31 units.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: NSP - 04
Activity Title: Sunset Point Apartments, LLC

Activity Type:

Construction of new housing

Project Number:

0005

Projected Start Date:

10/01/2012

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:

Completed

Project Title:

Redevelopment - low income set aside

Projected End Date:

03/13/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 346,451.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 346,451.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	14	14		100.00
# of Households	14	14		100.00

Proposed Accomplishments

	Total
# of Multifamily Units	14
# of Housing Units	14
#Units exceeding Energy Star	14
#Units with bus/rail access	14
#Low flow showerheads	14
#Low flow toilets	14

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Clearwater

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
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City of Clearwater	Local Government	\$ 346,451.00
City of Clearwater, Florida ¹	Local Government	\$ 0.00

Location Description:

1401 and 1443 Sunset Point Road, Clearwater, FL

Activity Description:

In March, 2012, Boley Centers, Inc. approached the City for a loan to construct fourteen rental housing units in the North Greenwood NRSA. A \$166,451 match was required for submittal for a Section 811 Capital Advance Grant from HUD. The request to the City was later modified and approved for \$346,451 in funding through the NSP 3 Program. The funds were identified as the low income set-aside funds to be used for providing housing to low income families. The project would be available only to tenants whose income was less than 50% of the area median income.

The project is a one eight-unit and a one six-unit building with a two story design. All units will have one bedroom and one bathroom and made available to individuals who have mental illness and are very-low income. The units are approximately 540 square feet and all common areas will be accessible to individuals with disabilities. Two of the units will be designed to be accessible and adaptable for various types of disabilities, including wheelchair usage and an additional unit for individuals with sight or hearing impairments.

Financing for the project includes \$346,451 in NSP 3 funding from the City, a proposed \$1,787,263 award from HUD's 811 Capital Advance Grant, and a \$175,000 loan from the Bessie Mae Foundation.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: NSP-02A
Activity Title: NSP 02A - Pinellas County Habitat for Humanity

Activity Type:

Construction of new housing

Project Number:

0005

Projected Start Date:

05/10/2013

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:

Completed

Project Title:

Redevelopment - low income set aside

Projected End Date:

05/14/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 85,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 85,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
1	1		100.00
1	1		100.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

1

of Housing Units

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Clearwater

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Clearwater

Organization Type

Local Government

Proposed Budget

\$ 85,000.00

Funding Source Name

PI FY 2012-2015

Matching Funds

No

Funding Amount

\$ 0.00



Location Description:

1864 Fuller Drive, Clearwater, FL

Activity Description:

Provided downpayment and closing cost assistance.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: RL-1731
Activity Title: Prospect Towers

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

0005

Projected Start Date:

07/27/2012

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:

Cancelled

Project Title:

Redevelopment - low income set aside

Projected End Date:

08/27/2014

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

Renter Households

of Households

Total	Low	Mod	Low/Mod%
			0.0
			0.0

Proposed Accomplishments

of Multifamily Units

of Housing Units

Total

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Clearwater

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Clearwater

City of Clearwater, Florida1

Organization Type

Local Government

Local Government

Proposed Budget

\$ 0.00

\$ 0.00

Funding Source Name

PI FY 2012-2015

Matching Funds

No

Funding Amount

\$ 0.00



Location Description:

801 Chestnut Street, Clearwaer, FI

Activity Description:

Project was cancelled.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Action Plan Comments:

- Reviewer - Grantee must add projects to the budget and further subdivide activities by National Objective, must adjust budget to include LH25 activity. LS 5/12/11
- Reviewer - Plan is rejected: Must adjust budget to meet LH25 requirement (No LH25 activities are listed). Do not list activities under project 9999 Restricted Balance. Grantee must fund the project then create an activity that is linked to the project. LS 5/18/11
- Reviewer - The City of Clearwater submitted a substantial amendment on August 23, 2012. The following changes have been approved: reallocation of funds with the identification of specific projects. Funding for Redevelopment increased from \$500,000 to \$1,247,221. The funding in the amount of \$747,220 was reallocated from Financing Mechanisms and Acquisition and Rehab to Redevelopment.Financing Mechanism and Acquisition and Rehab activities were deleted.
sk 9/25/12
- Reviewer - In process of editing QPR, will submit changes at a future date. sk 3/11/13
- Reviewer - Grantee updated activities to show only redevelopment and administration. Addresses were added in the location description section and narratives were included in the activity description section. Photos were added under supplemental documentation. sk 5/22/13
- Reviewer - No revisions were made to the action plan, the grantee must have hit a hard return. I am approving to allow them to submit their QPR that is over 30 days past due. LS
- Reviewer - adding new activities
- Reviewer - Action Plan Rejected; Grantee must email and advise Rep what was revised in order to complete the review. Additionally, please review the Redevelopment Activity, down payment assistance is one activity under Eligible Use B and should not be listed as a separate activity for each client serviced. Please contact me at 904-208-6108 for further discussion as the City prepares the QPR for closeout.

Action Plan History

Version

Date

B-11-MN-12-0031 AP#1	05/19/2011
B-11-MN-12-0031 AP#2	09/25/2012
B-11-MN-12-0031 AP#3	05/22/2013
B-11-MN-12-0031 AP#4	06/04/2014
B-11-MN-12-0031 AP#5	09/30/2016
B-11-MN-12-0031 AP#6	11/30/2017

