

Action Plan

Grantee: Pasco County, FL

Grant: B-11-UN-12-0014

LOCCS Authorized Amount:	\$ 5,185,778.00
Grant Award Amount:	\$ 5,185,778.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 4,000,000.00
Total Budget:	\$ 9,185,778.00

Funding Sources

Funding Source

Neighborhood Stabilization Program 3

Funding Type

Do not select this item.

Narratives

Summary of Distribution and Uses of NSP Funds:

The data source used was provided by the Department of Housing and Urban Development (HUD). HUD has given a score to every census tract in the country, with 20 being those most in need and 1 being the least. Scoring was based on subprime loans between 2004-2007; the increase in the unemployment rate between March 2005 and March 2010 using the Bureau of Labor Standards Local Area Unemployment Statistics; the fall in home value using the Federal Housing Finance Agency Home Price Index; the number of foreclosure starts between January 2007 and March 2010; the number of foreclosure completions between January 2007 and June 2010; and the number of vacant homes using data from the U.S. Postal Service. Additional data was obtained by the Clerk of the Circuit Court, the Federal Emergency Management Agency and Multiple Listing Service.

Pasco County looked at the information HUD developed through the NSP mapping tool. We limited our investigation to areas that scored "20", which HUD has determined is the areas of greatest need. We also looked at the areas that were not located in the flood zone, which hampers rehabilitation efforts, and that has not seen as much activity from NSP1 and NSP2. The area chosen has been named the Greater Elfers neighborhood. Elfers is one of the oldest areas in the western Pasco area. New Port Richey is the second tier neighborhood.

(NOTE) On August 21, 2012, the Board of County Commissioners (BCC) approved the expansion of the area to include New Port Richey.

(NOTE) On November 7, 2012, the BCC approved rental acquisition and rehabilitation as a new strategy. On April 10, 2013, the BCC approved the use of NSP3 funds for the rehabilitation of the Palm Island Apartments, acquired with NSP2 funds for Catholic Charities. This project has since been completed. The 21 unit complex has 11 units for persons under 50 percent; 5 units for persons up to 80 percent; and, 5 units for persons up to 120 percent of the area median income.

The application for funding and target area map can be found

at:http://portal.pascocountyfl.net/portal/server.pt/community/community_development/227/home_page

How Fund Use Addresses Market Conditions:

The Greater Elfers Neighborhood was first settled in 1870s, and is one of the oldest communities on the west coast of Florida. In 1913 a rail depot was established and the area began to flourish. The area was the central point for orange growers and a packing house was established. From 1925-1933 the area was incorporated as the City of Elfers.

During World War II, men from across the United States were exposed to Florida because of the large number of training facilities and hospitals located in the Sunshine State. Many acres of orange groves in west Pasco were converted to retirement communities. Greater Elfers was no different. Subdivisions such as Colonial Manor and Sunshine Park were developed in the 1960s, and Colonial Hills, Virginia City, and Holiday Garden Estates were developed in the 1970s.

These homes remained predominately senior in housing, but that began to change in the 1980s and 1990s. As Pinellas



County to the south became unaffordable, young families began to migrate to Pasco County to live. More than half the working population of Greater Elfers leaves the County every day for employment. During the housing boom of the 2000s, house prices increased 50-100%. When the bust occurred, hundreds of homes were foreclosed, and there are hundreds more in various stages of foreclosure now. Investors are swooping into the neighborhood and converting homes that were always inhabited by homeowners into rental property. While rental properties are important and necessary, too much rental in a single-family neighborhood can lead to an area that is destabilized by transient populations. However, there are signs that the market has bottomed out and is beginning to stabilize. Greater Elfers, with a location closer to the work centers of Pinellas than other parts of Pasco, will see its home values stabilize earlier than other parts of Pasco.

Ensuring Continued Affordability:

To ensure affordability, all NSP3 funds shall be recaptured. Additionally, Pasco County will at time of re-sale, recapture the amount of equity that is not initially mortgaged by the lender and the County at the time of initial sale, if any funds are available.

Definition of Blighted Structure:

Blighted structure means a deteriorated or deteriorating structure, which endangers life or property by fire or other causes, unsanitary or unsafe condition(s), or deterioration of the site and its improvements, which conditions(s) impair or arrest the sound growth of the County or are a menace to the public health, safety, morals or welfare.

Definition of Affordable Rents:

The maximum affordable rents shall not exceed the "Fair Market Rent" as published by HUD for the Tampa-St. Petersburg-Clearwater Standard Metropolitan Statistical Area.

Housing Rehabilitation/New Construction Standards:

All housing rehabilitated through the NSP3 must meet the standards of the Pasco County Homebuyer Assistance Program Minimum Housing Standards Checklist. The Checklist exceeds the Section 8 guidelines and the Pasco County Building Code. 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 will 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 will 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 will 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, furnances, 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, will be installed. The housing will be built to mitigate hurricanes, such as the installation of windows, doors and garage doors in wind mitigation zones that meet the State wind standards.

Vicinity Hiring:

NSP3 requires a preference for vendors that are located in the target area for hiring. Pasco County will meet these requirements with the following actions:

1. All contracts with vendors will strongly recommend the use of vicinity area vendors as subcontractors.
2. Information sessions will be held with local vendors to notify them about NSP 3 hiring possibilities.
3. Projects that meet Section 3 thresholds will be required to attempt to hire employees from the Target Area.

Procedures for Preferences for Affordable Rental Dev.:

Pasco County will endeavor to purchase and rehabilitate eligible multi-family properties to create affordable rental opportunities for low and moderate-income households. Pasco County will contract with not-for-profit agencies to purchase, rehabilitate and manage these properties so all income levels will have the opportunity to live in decent, safe and affordable housing.

Grantee Contact Information:

Marcy Esbjerg, Director 8610 Galen Wilson Blvd. Port Richey, FL 34668
 Daniel Warchol, Accountant II, Public Services - Fiscal; 8610 Galen Wilson Blvd., Port Richey, FL 34668-5973 (727) 484-3059 ext 2825

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
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525-Admin	Administration	525-Admin	Administration
526-POP L\I	POP Acquisition/Rehab	526-POP L\I	POP Acquisition and Rehab
526-POP LMMI	POP Acquisition and Rehab	526-POP LMMI	POP Acquisition and Rehab LMMI
527-Homebuyer L\I	Homebuyer Assistance Low-	527-Homebuyer L\I	Homebuyer Assistance Low-Income
527-Homebuyer LMMI	Homebuyer Assistance LMMI	527-Homebuyer LMMI	Homebuyer Assistance LMMI
528-Spec Needs	Spec Nds Hsg-Purchase Rehab	528 L/I	528 Spec Nds Hsg-Purchase-Rehab
529-Demo	Demolition	529-Demo	Demolition Program
530-New Construction L\I	New Construction L\I	530-New Construction L\I	New Construction L\I
530-New Construction	New Construction LMMI	530-New Construction LMMI	New Construction LMMI
9999	Restricted Balance		<i>No activities in this project</i>



Activities

Project # / 525-Admin / Administration

Grantee Activity Number: 525-Admin
Activity Title: Administration

Activity Type:

Administration

Project Number:

525-Admin

Projected Start Date:

05/01/2011

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:

Under Way

Project Title:

Administration

Projected End Date:

04/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 850,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 850,000.00

Benefit Report Type:

NA

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Pasco County2

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Pasco County2

Organization Type

Local Government

Proposed Budget

\$ 850,000.00

Funding Source Name

Neighborhood Stabilization Program 3

Matching Funds

No

Funding Amount

\$ 0.00



Location Description:

Pasco County Community Development Division
5640 Main Street, Suite 200, New Port Richey, FL 34652

Activity Description:

This activity will fund administrative requirements and expenses related to NSP including personnel costs, marketing, legal issues, monitoring costs, travel and training costs, application costs and office supplies.

Environmental Assessment: EXEMPT

Environmental None

Project # / 526-POP LVI / POP Acquisition/Rehab

Grantee Activity Number: 526-POP LVI
Activity Title: POP Acquisition and Rehab

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

526-POP LVI

Projected Start Date:

05/01/2011

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:

POP Acquisition/Rehab

Projected End Date:

04/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 972,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 972,000.00

Benefit Report Type:

Direct (Households)

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



# Owner Households	12	0.00
# of Households	12	0.00

Proposed Accomplishments

Total

# of Singlefamily Units	12
# of Housing Units	12

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Pasco County2

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Organization Type

Proposed Budget

Pasco County2

Local Government

\$ 972,000.00

Location Description:

Greater Elfers Neighborhood and New Port Richey Neighborhood

Activity Description:

Through not-for-profit agency developers, properties will be purchased, rehabilitated and sold to eligible homebuyers. The agencies will find properties in the designated area. The properties will be inspected by County staff and a review will be conducted as to whether it is feasible for rehabilitation and financially feasible for acquisition. Once the property is acquired, County staff will assist the agency in rehabilitating the property. The agency will then sell the property to an eligible homebuyer who will receive homeownership assistance from the County. Pasco County will lend to the agencies the NSP funds at an interest rate of 0% for 12 months, which can be renewed if the property is not completed and sold. When the property is sold, part of the debt will be assumed by the buyer, as their homeownership assistance. The buyer is responsible for finding a lender to finance the first mortgage. The house will be sold at a price less than what it cost for NSP to acquire and rehabilitate the property. The County assistance will eventually be re-paid to the County, and those funds will be used to produce other NSP 3 eligible projects, thus ensuring the continuation of affordable housing in the area. On all contracts, agencies and other vendors will be strongly counseled to use local vendors in the vicinity in subcontracts. Pasco County will conduct an outreach campaign to contact those vendors and inform them about the program. If bids are obtained and a local vicinity contractor has the same bid as non-vicinity contractor, the vicinity contractor will be awarded the contract. Taking foreclosed and abandoned homes, rehabilitating them, and putting homeowners in these vacant homes will stabilize the market conditions in the neighborhood by decreasing the amount of blighted homes available. Pasco County will not spend any of its NSP3 funds for rental housing. The neighborhood being assisted by these funds has been targeted by investors who have made this neighborhood, which is predominately single-family, a rental community, destabilizing the neighborhood. NSP1 and NSP2 funds are paying for rental housing in other areas.

Environmental Assessment:

UNDERWAY

Environmental

None



Project # / 526-POP LMMI / POP Acquisition and Rehab

Grantee Activity Number: 526-POP LMMI
Activity Title: POP Acquisition and Rehab LMMI

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 526-POP LMMI

Projected Start Date:
 05/01/2011

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:
 POP Acquisition and Rehab

Projected End Date:
 04/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 3,270,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 3,270,000.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	32			0.00
# of Households	32			0.00
Proposed Accomplishments	Total			
# of Singlefamily Units	32			
# of Housing Units	32			



Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Pasco County2

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Pasco County2

Organization Type

Local Government

Proposed Budget

\$ 3,270,000.00

Location Description:

Greater Elfers Neighborhood and New Port Richey Neighborhood

Activity Description:

NOTE: BUDGET ADJUSTED TO ADD PROGRAM INCOME RECEIVED. P. PLAYER 04.23.15

Through not-for-profit agency developers, properties will be purchased, rehabilitated and sold to eligible homebuyers. The agencies will find properties in the designated area. The properties will be inspected by County staff and a review will be conducted as to whether it is feasible for rehabilitation and financially feasible for acquisition. Once the property is acquired, County staff will assist the agency in rehabilitating the property. The agency will then sell the property to an eligible homebuyer who will receive homeownership assistance from the County. Pasco County will lend to the agencies the NSP funds at an interest rate of 0% for 12 months, which can be renewed if the property is not completed and sold. When the property is sold, part of the debt will be assumed by the buyer, as their homeownership assistance. The buyer is responsible for finding a lender to finance the first mortgage. The house will be sold at a price less than what it cost for NSP to acquire and rehabilitate the property. The County assistance will eventually be re-paid to the County, and those funds will be used to produce other NSP 3 eligible projects, thus ensuring the continuation of affordable housing in the area. On all contracts, agencies and other vendors will be strongly counseled to use local vendors in the vicinity in subcontracts. Pasco County will conduct an outreach campaign to contact those vendors and inform them about the program. If bids are obtained and a local vicinity contractor has the same bid as non-vicinity contractor, the vicinity contractor will be awarded the contract. Taking foreclosed and abandoned homes, rehabilitating them, and putting homeowners in these vacant homes will stabilize the market conditions in the neighborhood by decreasing the amount of blighted homes available. Pasco County will not spend any of its NSP3 funds for rental housing. The neighborhood being assisted by these funds has been targeted by investors who have made this neighborhood, which is predominately single-family, a rental community, destabilizing the neighborhood. NSP1 and NSP2 funds are paying for rental housing in other areas.

Environmental Assessment: UNDERWAY

Environmental None

Project # / 527-Homebuyer LVI / Homebuyer Assistance Low-Income

Grantee Activity Number: 527-Homebuyer LVI
Activity Title: Homebuyer Assistance Low-Income



Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

527-Homebuyer LI

Projected Start Date:

05/01/2011

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:

Homebuyer Assistance Low-Income

Projected End Date:

04/30/2013

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%
3			0.00
3			0.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total

3

3

Activity is being carried out by

No

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

Pasco County2

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

Pasco County2

Organization Type

Local Government

Proposed Budget

\$ 0.00

Location Description:

Activity Description:

NSP3 will provide homeownership and rehabilitation assistance to homebuyers purchasing eligible properties in the NSP3 area. The homebuyers will find properties in the area designated. The properties will be inspected by County staff and a review will be made as to whether it is feasible for rehabilitation and financially feasible for acquisition. The application for the homebuyer shall come through an approved lender. Once the property is acquired, County staff will assist the homebuyer in rehabilitating the property. Pasco County will lend to the homebuyer the NSP funds at an interest rate of 0%. Payments will either begin immediately or five years after purchase, depending on the homebuyer's ability to pay. The County assistance will eventually be re-paid to the County, and those funds will be used to produce other NSP3 eligible projects, thus ensuring the continuance of affordable housing in the area. On all contracts, the homebuyers will be strongly counseled to use local vendors in the vicinity in subcontracts. Pasco County will conduct an outreach campaign to contact those vendors and inform them about the program. Taking foreclosed and abandoned homes, rehabilitating them, and putting homeowners in these vacant homes will stabilize the market conditions in the neighborhoods by decreasing the amount of blighted homes available. Pasco County will not spend any of its NSP3 funds for rental housing. The neighborhood being assisted by these funds has been targeted by investors who have made this neighborhood, which is predominately single-family, a rental community, destabilizing the neighborhood. NSP1 and NSP2 funds are paying for rental housing in other areas.

Environmental Assessment: UNDERWAY

Environmental None

Project # / 527-Homebuyer LMMI / Homebuyer Assistance LMMI

Grantee Activity Number: 527-Homebuyer LMMI
Activity Title: Homebuyer Assistance LMMI

Activity Type:
 Homeownership Assistance to low- and moderate-income

Project Number:
 527-Homebuyer LMMI

Projected Start Date:
 05/01/2011

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:

Activity Status:
 Under Way

Project Title:
 Homebuyer Assistance LMMI

Projected End Date:
 04/30/2013

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

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

Total Funds: \$ 0.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	7			0.00
# of Households	7			0.00

Proposed Accomplishments

	Total
# of Singlefamily Units	7
# of Housing Units	7

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Pasco County2

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Pasco County2

Organization Type

Local Government

Proposed Budget

\$ 0.00

Location Description:

Greater Elfers Neighborhood

Activity Description:

NSP3 will provide homeownership and rehabilitation assistance to homebuyers purchasing eligible properties in the NSP3 area. The homebuyers will find properties in the area designated. The properties will be inspected by County staff and a review will be made as to whether it is feasible for rehabilitation and financially feasible for acquisition. The application for the homebuyer shall come through an approved lender. Once the property is acquired, County staff will assist the homebuyer in rehabilitating the property. Pasco County will lend to the homebuyer the NSP funds at an interest rate of 0%. Payments will either begin immediately or five years after purchase, depending on the homebuyer's ability to pay. The County assistance will eventually be re-paid to the County, and those funds will be used to produce other NSP3 eligible projects, thus ensuring the continuance of affordable housing in the area. On all contracts, the homebuyers will be strongly counseled to use local vendors in the vicinity in subcontracts. Pasco County will conduct an outreach campaign to contact those vendors and inform them about the program. Taking foreclosed and abandoned homes, rehabilitating them, and putting homeowners in these vacant homes will stabilize the market conditions in the neighborhoods by decreasing the amount of blighted homes available. Pasco County will not spend any of its NSP3 funds for rental housing. The neighborhood being assisted by these funds has been targeted by investors who have made this neighborhood, which is predominately single-family, a rental community, destabilizing the neighborhood. NSP1 and NSP2 funds are paying for rental housing in other areas.

Environmental Assessment:

UNDERWAY



Project # / 528-Spec Needs / Spec Nds Hsg-Purchase Rehab

Grantee Activity Number: 528 L/I
Activity Title: 528 Spec Nds Hsg-Purchase-Rehab

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 528-Spec Needs

Projected Start Date:
 01/04/2013

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.

Benefit Report Type:
 Direct (Households)

Activity Status:
 Under Way

Project Title:
 Spec Nds Hsg-Purchase Rehab

Projected End Date:
 05/04/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 528,950.00
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 528,950.00

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	21	21		100.00
# Owner Households				0.0
# of Households	21	21		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	
# of Multifamily Units	21
# of Housing Units	21



#Units with bus/rail access	21
#Low flow toilets	21
#Dishwashers replaced	21
#Refrigerators replaced	21
#Light fixtures (outdoors) replaced	21
#Light Fixtures (indoors) replaced	21
#Replaced thermostats	21
#Efficient AC added/replaced	21
#High efficiency heating plants	21
#Energy Star Replacement Windows	21
# of Properties	1

Activity is being carried out by
No

Activity is being carried out through:

Organization carrying out Activity:
Pasco County2

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Pasco County2	Local Government	\$ 528,950.00

Location Description:

The Greater Elfers Neighborhood and the New Port Richey areas.
Census Tract 314.01

Activity Description:

NOTE: BUDGET WAS ADJUSTED TO INCLUDE PROGRAM INCOME EARNED. P. PLAYER 04.23.15
This program will provide for the rehabilitation of units acquired for not-for-profit agencies by Pasco County under the Special Needs Housing Program. Units will be titled to the agency to manage so all income levels will have the opportunity to live in decent, safe and affordable housing. Pasco County will hold a note and mortgage on the property for 50 years. Rehabilitation funds will be paid directly to the contractor by Pasco County.

Environmental Assessment: COMPLETED

Environmental None



Project # / 529-Demo / Demolition

Grantee Activity Number: 529-Demo
Activity Title: Demolition Program

Activity Type:
Clearance and Demolition

Project Number:
529-Demo

Projected Start Date:
05/01/2011

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:
Area Benefit (Census)

Activity Status:
Under Way

Project Title:
Demolition

Projected End Date:
04/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 200,000.00
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 200,000.00

Proposed Accomplishments

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

LMI%:

Activity is being carried out by
No

Activity is being carried out through:

Organization carrying out Activity:
Pasco County2

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Pasco County2	Local Government	\$ 200,000.00



Location Description:

The Greater Elfers Neighborhood and the New Port Richey Neighborhood will be the site of all demolition activities.

Activity Description:

Pasco County will demolish structures that meet the definition of blighted. The properties that have blighted structures demolished will have liens placed on the property. If the liens are not paid by the property owner, the County will foreclose on the lien and a new home will be constructed on the site. On all contracts, Pasco County will endeavor to use local vendors in the vicinity. Pasco County will conduct an outreach campaign to contact those vendors and inform them about the program. If bids are obtained and a local vicinity contractor has the same bid as non-vicinity contractor, the vicinity contractor will be awarded the contract. Demolishing these buildings will remove eyesores from the neighborhood and improve the market conditions of the existing buildings in the area. Pasco County will not spend any of its NSP3 funds for rental housing. The neighborhood being assisted by these funds has been targeted by investors who have made this neighborhood, which is predominately single-family, a rental community, destabilizing the neighborhood. NSP1 and NSP2 funds are paying for rental housing in other areas.

Environmental Assessment: UNDERWAY

Environmental None

Project # / 530-New Construction LI / New Construction LI

Grantee Activity Number: 530-New Construction LI
Activity Title: New Construction LI

Activity Type:
Construction of new housing

Project Number:
530-New Construction LI

Projected Start Date:
05/01/2011

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:
New Construction LI

Projected End Date:
04/30/2013

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%

of Households

0.0

0.0

Proposed Accomplishments

Total

of Singlefamily Units

of Housing Units

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Pasco County2

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Pasco County2

Organization Type

Local Government

Proposed Budget

\$ 0.00

Location Description:

Greater Elfers Neighborhood and New Port Richey area.

Activity Description:

NOTE: REALIGN BUDGET - LVI NEW CONSTRUCTION FALLS UNDER SPECIAL NEEDS. P. PLAYER 04.23.15
Pasco County will finance the construction of new homes in established subdivisions by not-for-profit developers. The agencies will find properties in the area designated. They will be inspected by County staff and a review will be made as to whether it is feasible for construction and financially feasible for acquisition. Once the property is acquired, the not-for-profit developers will seek a builder that will construct a home to County standards (or, will build the home itself if it is a self-help housing agency, such as Habitat for Humanity). The County will work with the not-for-profit developer and the builder to make sure the home is built correctly. The agency will then sell the property to an eligible homebuyer, who will receive homeownership assistance from the County. Pasco County will lend to the agencies the NSP funds at an interest rate of 0% for 12 months, which can be renewed if the property is completed and sold. When the property is sold, part of the debt will be assumed by the buyer which will be their assistance from the County in the purchase of the home. The buyer is responsible for finding a lender to finance the first mortgage. The house will be sold at a price less than what it costs for NSP to acquire and build the property. For self-help agencies, the County may finance the entire amount. The County assistance will eventually be re-paid to the County, and those funds will be used to produce other NSP3 eligible projects, thus ensuring the continuation of affordable housing in the area. On all contracts, agencies and other vendors will be strongly counseled to use local vendors in the vicinity in subcontracts. Pasco County will conduct an outreach campaign to contact those vendors and inform them about the program. If bids are obtained and a local vicinity contractor has the same bid as non-vicinity contractor, the vicinity contractor will be awarded the contract. Taking vacant property eyesores and building new homes on those sites, will stabilize the market conditions in the neighborhoods by decreasing these vacant blighted properties that destabilize neighborhoods by making those neighborhoods unattractive. Pasco County will not spend any of its NSP3 funds for rental housing. The neighborhood being assisted by these funds has been targeted by investors who have made this neighborhood, which is predominately single-family, a rental community, destabilizing the neighborhood. NSP1 and NSP2 funds are paying for rental housing in other areas.



Environmental Assessment: UNDERWAY

Environmental None

Project # / 530-New Construction LMMI / New Construction LMMI

Grantee Activity Number: 530-New Construction LMMI
Activity Title: New Construction LMMI

Activity Type:

Construction of new housing

Project Number:

530-New Construction LMMI

Projected Start Date:

05/01/2011

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:

New Construction LMMI

Projected End Date:

04/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,347,383.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 2,347,383.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total **Low** **Mod** **Low/Mod%**

3 0.00

of Households

3 0.00

Proposed Accomplishments

of Singlefamily Units

Total

3

of Housing Units

3



Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Pasco County2

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Pasco County2	Local Government	\$ 2,347,383.00

Location Description:

Greater Elfers Neighborhood and New Port Richey area.

Activity Description:

NOTE: BUDGET ADJUSTED TO INCLUDE PROGRAM INCOME EARNED. P.PLAYER 04.23.15

Pasco County will finance the construction of new homes in established subdivisions by not-for-profit developers. The agencies will find properties in the area designated. They will be inspected by County staff and a review will be made as to whether it is feasible for construction and financially feasible for acquisition. Once the property is acquired, the not-for-profit developers will seek a builder that will construct a home to County standards (or, will build the home itself if it is a self-help housing agency, such as Habitat for Humanity). The County will work with the not-for-profit developer and the builder to make sure the home is built correctly. The agency will then sell the property to an eligible homebuyer, who will receive homeownership assistance from the County. Pasco County will lend to the agencies the NSP funds at an interest rate of 0% for 12 months, which can be renewed if the property is completed and sold. When the property is sold, part of the debt will be assumed by the buyer which will be their assistance from the County in the purchase of the home. The buyer is responsible for finding a lender to finance the first mortgage. The house will be sold at a price less than what it costs for NSP to acquire and build the property. For self-help agencies, the County may finance the entire amount. The County assistance will eventually be re-paid to the County, and those funds will be used to produce other NSP3 eligible projects, thus ensuring the continuation of affordable housing in the area. On all contracts, agencies and other vendors will be strongly counseled to use local vendors in the vicinity in subcontracts. Pasco County will conduct an outreach campaign to contact those vendors and inform them about the program. If bids are obtained and a local vicinity contractor has the same bid as non-vicinity contractor, the vicinity contractor will be awarded the contract. Taking vacant property eyesores and building new homes on those sites, will stabilize the market conditions in the neighborhoods by decreasing these vacant blighted properties that destabilize neighborhoods by making those neighborhoods unattractive. Pasco County will not spend any of its NSP3 funds for rental housing. The neighborhood being assisted by these funds has been targeted by investors who have made this neighborhood, which is predominately single-family, a rental community, destabilizing the neighborhood. NSP1 and NSP2 funds are paying for rental housing in other areas.

Environmental Assessment: UNDERWAY

Environmental None

Action Plan Comments:



- Reviewer - Rejected to allow Grantee to update each activity with the New Port Richey area that was approved in their last substantial amendment approved by our office in sept 2012. LS 1/7/13
- Reviewer - Pasco County's NSP3 Action Plan Substantial Amendment to add the New Port Richey area to their NSP3 AGN was approved by Pasco County's BCC on August 21, 2012 and by HUD on September 21, 2012 and are reflected in the revisions made to this AP approved January 8, 2013 in the DRGR system.
- Reviewer - Action Plan rejected per Grantees request to allow them to add additional information. LS 3/21/14
- Reviewer - On August 23, 2012 we received the substantial amendment to the County's NSP3 - Action Plan. The amendment will allow the County to expand their existing area of greatest need to include the Greater New Port Richey area, which is experiencing a large reduction in property value and deteriorated housing. The revision was approved by the Board of County Commissioners on August 21, 2012. We have incorporated these changes in your NSP3 Action Plan. This plan modification is being approved to allow the grantee to submit future QPR's; however, we will need to research the addition of the rental strategy and subsequent approval by HUD.
- Reviewer - Budget adjustments to complete draws.
- Reviewer - Contact information update.
- Reviewer - contact information update
- Reviewer - minor budget adjustments
- Reviewer - minor plan modification to update staff changes

Action Plan History

Version	Date
B-11-UN-12-0014 AP#1	04/06/2011
B-11-UN-12-0014 AP#2	01/08/2013
B-11-UN-12-0014 AP#3	03/28/2014
B-11-UN-12-0014 AP#4	05/01/2015
B-11-UN-12-0014 AP#5	05/02/2016
B-11-UN-12-0014 AP#6	08/01/2016
B-11-UN-12-0014 AP#7	08/30/2017
B-11-UN-12-0014 AP#8	10/30/2019

