

# Action Plan

**Grantee: St Petersburg, FL**

**Grant: B-11-MN-12-0026**

---

<b>LOCCS Authorized Amount:</b>	\$ 3,709,133.00
<b>Grant Award Amount:</b>	\$ 3,709,133.00
<b>Status:</b>	Reviewed and Approved
<b>Estimated PI/RL Funds:</b>	\$ 1,110,823.34
<b>Total Budget:</b>	\$ 4,819,956.34

---

## Funding Sources

**No Funding Sources Found**

## Narratives

### Summary of Distribution and Uses of NSP Funds:

- 1) Implement Activity "A" – Financing Mechanisms for purchase and redevelopment of foreclosed homes and residential properties with \$200,000 in funding for a Loan Loss Reserve Program;
- 2) Implement Activity "B" – Acquisition and Rehabilitation of homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties with \$640,936 in funding ;
- 3) Purchase and Rehabilitation of single-family or multi-family units for development and rental by non-profit developers to assist households whose incomes are at or below 50% of AMI with \$463,642 in funding;
- 4) Implement Activity "C" – establish and operate land banks for homes and residential properties that have been foreclosed upon with \$100,000 in funding;
- 5) Implement Activity "D" – demolish blighted structures with \$370,000 in funding;
- 6) Implement Activity "E" - redevelop demolished or vacant properties as housing with \$1,563,642 in funding;
- 7) Allocate funds to Planning and Administration to execute the overall planning, organizing, staffing, directing, coordinating, reporting, and budgeting of the NSP 3 with the HUD allowed 10% (\$370,913) in funding.

### How Fund Use Addresses Market Conditions:

The areas identified for investment of NSP – 3 includes Childs Park located in Census Tract 208, Bartlett Park located within Census Tracts 205, and 212 and Melrose-Mercy is located in Census Tract 210. The foreclosure rates in Childs Park and Melrose-Mercy census tracts are 14.3% and 13.1% in Bartlett Park. The NSP3 Score in all three areas is 20. Over 90% of the homes in all three areas are comprised of persons whose incomes are below 120% of AMI, and in Childs Park and Bartlett Park 75% are below 80% of AMI, while 82% are below 80% AMI in Melrose-Mercy. The estimated properties needed to make an impact in the identified target areas is 21, 14 and 11 respectively. Because of the increase in sales volume noted in January 2011 and number of units needed to make an impact, we believe that the selected target areas are perfect candidates to accomplish this goal (HUD NSP -3 mapping tool data and Pinellas Realtor Organization data).

### Ensuring Continued Affordability:

The City will ensure long-term affordability under the requirements of Section 2301(f)(3)(A)(ii) through the use mortgage/promissory note and NSP rider that will be recorded against the property. If an owner who has been assisted through this program transfers title to the property before the affordability period expires, the assistance provided by the City will be subject to recapture. The property shall at all times be occupied as the principal residence of the owner and shall not be rented, leased, or sold.

For multi-family developments, the City will implement a first right of refusal that will allow a nonprofit entity that provides affordable housing to eligible housing to have an opportunity to acquire the development. The City will annually monitor the



multi-family rental developments that are assisted with NSP3 funds during the affordability period to ensure that units specified to be affordable are occupied by income eligible tenants and that the property continues to meet minimum housing quality standards. In addition, all properties that receive NSP3 funding will be secured by a recorded mortgage and note on the property, in favor of the City.

The City will use the minimum affordability period of the Federal HOME Investment Partnership Program, established at 24 CFR 92.252(a), (c), (e), and (f), and 24 CFR 92.254. The minimum affordability period is listed below for your reference:

- Up to \$15,000 equals 5-years
- \$15,001 - \$40,000 equals 10-years
- Over \$40,000 equals 15-years

New Construction equals 20 years or will run concurrent with affordability requirements of longer duration ("Tax Credits")

### Definition of Blighted Structure:

For purposes of determining blighted structures to be assisted with the NSP funding, "blighted structure" will be defined as any structure unfit for use, habitation, or dangerous to persons or other property. In addition, a structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare. This includes structures showing evidence of physical decay or neglect, excessive use, or lack of maintenance.

### Definition of Affordable Rents:

"Affordable rents" shall be defined as the standards established under the HOME Program and referenced in 24 CFR 92.252(a) (b) and (c). Projects identified to serve families at or below 50% AMI will have rents that do not exceed the established rents published annually by HUD.

### Housing Rehabilitation/New Construction Standards:

The City will use the housing rehabilitation standards utilized by the Housing and Community Development Department Working to Improve our Neighborhoods ("WIN") Programs, which exceed the minimum code requirements, as described in the City code policies. All housing that requires rehabilitation must meet local building codes adopted by the City, including the Standard Southern Building Code Congress International (SBCCI). The City will incorporate modern, green building and energy-efficiency improvement standards, whenever feasible, to provide for longer term sustainability (see Attachment B).

### Vicinity Hiring:

All NSP – 3 subrecipients, contractors and subcontractors will be required to demonstrate efforts to achieve Vicinity Hiring during the contracting and rehabilitation process through the following actions: placing signs or posters regarding hiring in prominent places within the development; distributing employment flyers to the residents at these developments, posing employment flyers in the area of the developments; maintaining a log of all applicants and indicate the reasons why vicinity residents who applied were not hired; retaining copies of any employment applications completed by public housing Section 8 certificate or voucher holders or other Section 3 residents; sending a notice about vicinity hiring and Section 3 training and employment requirements and opportunities to the City's Business Assistance Center to work with contractors who are responding to Request for Bids. These efforts are to provide for the hiring of qualified employees who reside in the vicinity of NSP – 3 projects and contracts with qualified small businesses that are owned and operated by persons residing within the Areas of Greatest Need.

### Procedures for Preferences for Affordable Rental Dev.:

The City will contract with non-profit partners who are experienced in rental development and management of affordable housing. The NSP – 3 Rental Housing will be available to very low income residents whose incomes are at or below 50% of AMI. In addition, NSP – 3 non-profit partners will be encouraged to work with local recipients of Section 8 rental assistance and other available resources.

### Grantee Contact Information:

Joshua A. Johnson, Director  
Housing and Community Development  
Joshua.Johnson@stpete.org  
One Fourth Street North, 3rd Floor  
P.O. Box 2842  
St. Petersburg, FL 33731  
phone: (727) 892-5585  
fax: (727) 892-5397

## Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
1	Financing Mechanisms	01	Financing Mechanisms
		10	Financial Mechanism - LH 25
2	Acquisition/Rehabilitation	02	Acquisition/Rehab/Reconstruct of S/F
		2	



		02	Homes - LMMI
		03	Homes for Independence - Acquisition/Rehab - LH25
		08	Acquisition/Rehab/Reconstruct - LH25
4	Land Banks	04	Land Banking
5	Clearance and Demolition	05	Clearance and Demolition
6	Redevelop Demolished or vacant	06	Redevelopment-Acquisition/Rehabilitation
		9	Homes for Independence LH 25 - Redevelopment
7	Program Administration	07	General Administration
9999	Restricted Balance		<i>No activities in this project</i>



# Activities

## Project # / 1 / Financing Mechanisms

**Grantee Activity Number:** 01  
**Activity Title:** Financing Mechanisms

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

**Project Number:**  
 1

**Projected Start Date:**  
 03/10/2011

**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:**  
 Cancelled

**Project Title:**  
 Financing Mechanisms

**Projected End Date:**  
 03/31/2022

**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	Total	Low	Mod	Low/Mod%
# Owner Households	2		2	100.00
# of Households	2		2	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	2
# of Housing Units	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	\$ 0.00

**Location Description:**

The location of the activity will be conducted in the two identified areas of greatest need as identified in Attachment "A" of the Plan.

**Activity Description:**

The establishment of financing mechanisms will address the problems that may be associated with a lender financing the first mortgage of a homebuyer whom it believes may not quite be able to honor its commitment to repayment of a loan. Establishment of a loan loss reserve fund of \$200,000 should leverage a portfolio of \$2,000,000 in loans from financial institutions. A Request for Qualifications will be conducted to procure interested lenders. Project canceled and never pursued or funded.

**Environmental Assessment:** COMPLETED

**Environmental** None



**Grantee Activity Number: 10**  
**Activity Title: Financial Mechanism - LH 25**

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

**Project Number:**  
 1

**Projected Start Date:**  
 11/19/2012

**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:**  
 Financing Mechanisms

**Projected End Date:**  
 03/31/2022

**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	Total	Low	Mod	Low/Mod%
# Owner Households	2	2		100.00
# of Households	2	2		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	2
# of Housing Units	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	\$ 0.00

**Location Description:**

Areas of greatest need (Childs Park, Melrose-Mercy and Bartlett Park).

**Activity Description:**

LH 25 portion of financing mechanism.  
Project canceled and never pursued or funded.

**Environmental Assessment:**

**Environmental**                      None

**Project # /                      2 / Acquisition/Rehabilitation**

**Grantee Activity Number:                      02**  
**Activity Title:                                      Acquisition/Rehab/Reconstruct of S/F Homes - LMMI**

**Activity Type:**  
Rehabilitation/reconstruction of residential structures  
**Project Number:**  
2  
**Projected Start Date:**  
03/10/2011  
**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:**  
Acquisition/Rehabilitation  
**Projected End Date:**  
03/31/2022  
**Project Draw Block Date by HUD:**  
  
**Activity Draw Block Date by HUD:**  
  
**Total Budget:**                      \$ 396,076.85  
**Most Impacted and Distressed Budget:**                      \$ 0.00  
**Other Funds:**                      \$ 0.00  
**Total Funds:**                      \$ 396,076.85

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



<b>Proposed Beneficiaries</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Owner Households	6		6	100.00
# of Households	6		6	100.00

<b>Proposed Accomplishments</b>	<b>Total</b>
# of Singlefamily Units	6
# of Housing Units	6
# ELI Households (0-30% AMI)	
Activity funds eligible for DREF (Ike Only)	
#Units & other green	
#Units deconstructed	
#Sites re-used	
#Units exceeding Energy Star	
#Units with bus/rail access	
#Low flow showerheads	6
#Low flow toilets	6
#Units with solar panels	
#Dishwashers replaced	3
#Clothes washers replaced	
#Refrigerators replaced	6
#Light fixtures (outdoors) replaced	6
#Light Fixtures (indoors) replaced	6
#Replaced hot water heaters	6
#Replaced thermostats	6
#Efficient AC added/replaced	6
#High efficiency heating plants	
#Additional Attic/Roof Insulation	6
#Energy Star Replacement Windows	6
# of Properties	6

**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:**

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
City of St. Petersburg	Unknown	\$ 470,757.56

**Location Description:**

The location of the activity will be conducted in the two identified areas of greatest need as identified in Attachment "A" of the Plan.



**Activity Description:**

This activity will address neighborhood stabilization within the identified areas of greatest need through the purchase and rehabilitation of eligible properties for sale or rental to income eligible residences. Oversight of rehabilitation and reconstruction of properties will be conducted by the Housing and Community Development Department.

Six homes will be acquired and rehabilitated with Green Energy standards and made available to eligible households for purchase as permanent residence.

The City will to the maximum extent feasible, provide for hiring of employees that reside in the vicinity of funded projects or contract with small businesses that are owned and operated by persons residing in the vicinity of the projects. This will include but not be limited to advertising in local newspapers and on the City's website for the employees and businesses that the City will need to carry out the substantial amendment to the FY 2010 Annual Action Plan. The City will work through its Business Assistance Center and Purchasing Department to specify in partner contracts that partners will reach out to individuals in the areas of greatest need when hiring new employees. The City will continue to adhere to the local, State and Federal procurement procedures in this solicitation process.

**Environmental Assessment:** COMPLETED

**Environmental** None



**Grantee Activity Number:** 03  
**Activity Title:** Homes for Independence - Acquisition/Rehab - LH25

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Completed

**Project Number:**  
 2

**Project Title:**  
 Acquisition/Rehabilitation

**Projected Start Date:**  
 03/10/2011

**Projected End Date:**  
 03/31/2022

**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:** \$ 172,007.36

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 172,007.36

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

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

**Proposed Beneficiaries**

	Total	Low	Mod	Low/Mod%
# Renter Households	5	5		100.00
# of Households	5	5		100.00

**Proposed Accomplishments**

	Total
# of Singlefamily Units	
# of Housing Units	
# ELI Households (0-30% AMI)	
Activity funds eligible for DREF (Ike Only)	
#Units & other green	
#Units deconstructed	
#Sites re-used	
#Units exceeding Energy Star	
#Units with bus/rail access	2
#Low flow showerheads	5
#Low flow toilets	5
#Units with solar panels	
#Dishwashers replaced	2
#Clothes washers replaced	



#Refrigerators replaced	5
#Light fixtures (outdoors) replaced	5
#Light Fixtures (indoors) replaced	5
#Replaced hot water heaters	5
#Replaced thermostats	5
#Efficient AC added/replaced	5
#High efficiency heating plants	
#Additional Attic/Roof Insulation	5
#Energy Star Replacement Windows	5
# of Properties	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	Organization Type	Proposed Budget
City of St. Petersburg	Unknown	\$ 172,007.36

**Location Description:**

The location of the activity will be conducted in the two identified areas of greatest need as identified in Attachment "A" of the Plan.

**Activity Description:**

This activity will provide for improved permanent residential structures that will be occupied by households whose incomes are at or below 50% of AMI for LMHI households. Non-profit entities (Homes for Independence has been selected) with whom the City forms a partnership will make every effort to acquire and rehabilitate 5 units by utilizing the First Look Program where practical. The First Look Program provides the non-profit exclusive access to review and purchase newly conveyed FHA real estate owned properties that are located in their designated areas. Developers of properties acquired with funding will have the opportunity to make a purchase offer on a property prior to it being made available to other entities. Developers utilizing funding can purchase these properties at up to a 10% discount from the appraised value.

**Environmental Assessment:** COMPLETED

**Environmental** None



**Grantee Activity Number: 08**  
**Activity Title: Acquisition/Rehab/Reconstruct - LH25**

**Activity Type:**  
 Acquisition - general

**Project Number:**  
 2

**Projected Start Date:**  
 03/10/2011

**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.

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

**Activity Status:**  
 Under Way

**Project Title:**  
 Acquisition/Rehabilitation

**Projected End Date:**  
 03/31/2022

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 741,970.24  
**Most Impacted and Distressed Budget:** \$ 0.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 741,970.24

**Proposed Beneficiaries**

	Total	Low	Mod	Low/Mod%
# Renter Households	1	1		100.00
# Owner Households	2	2		100.00
# of Households	3	3		100.00

**Proposed Accomplishments**

	Total
# of Singlefamily Units	2
# of Housing Units	2
# of Parcels acquired voluntarily	2
# 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
--------------------------	-------------------	-----------------



**Location Description:**

To be located in the identified target areas.

**Activity Description:**

This activity will address neighborhood stabilization within the identified areas of greatest need through the purchase and rehabilitation of eligible properties for sale or rental to income eligible residences. Oversight of rehabilitation and reconstruction of properties will be conducted by the Housing and Community Development Department. Two homes will be acquired and rehabilitated with Green Energy standards and made available to eligible households for purchase as permanent residence.

**Environmental Assessment:**

**Environmental**                      None

**Project # /                      4 / Land Banks**

**Grantee Activity Number:**                      04  
**Activity Title:**                                      Land Banking

**Activity Type:**  
 Land Banking - Disposition (NSP Only)

**Project Number:**  
 4

**Projected Start Date:**  
 03/10/2011

**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:**

**Activity Status:**  
 Under Way

**Project Title:**  
 Land Banks

**Projected End Date:**  
 03/31/2022

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:**                                      \$ 6,478.92

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

**Other Funds:**                                      \$ 0.00

**Total Funds:**                                      \$ 6,478.92



Area Benefit (Census)

Proposed Accomplishments	Total
# of Singlefamily Units	18
# of Housing Units	18
# of Properties	18

LMI%:	71.39
-------	-------

**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	\$ 6,478.92

**Location Description:**

The location of the activity will be conducted in the two identified areas of greatest need as identified in Attachment "A" of the Plan.

**Activity Description:**

The City will utilize funds to assist with carrying costs associated with the management and upkeep of 18 NSP-1 properties currently in the land bank. Beneficiaries will be counted in NSP-1 activity.

**Environmental Assessment:**

**Environmental**                      None

---

**Project # /                      5 / Clearance and Demolition**

**Grantee Activity Number:**                      05  
**Activity Title:**                                      Clearance and Demolition

**Activity Type:**                                      Clearance and Demolition  
**Activity Status:**                                      Under Way  
**Project Number:**                                      **Project Title:**

5

**Projected Start Date:**

03/10/2011

**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)

Clearance and Demolition

**Projected End Date:**

03/31/2022

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 233,124.17

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 233,124.17

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

# of Properties

**Total**

6

6

6

LMI%:

**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**

\$ 30,000.00

**Location Description:**

The location of the activity will be conducted in the two identified areas of greatest need as identified in



Attachment "A" of the Plan.

**Activity Description:**

Six properties will be demolished and reconstructed for low, moderate and middle-income households.

**Environmental Assessment:** COMPLETED

**Environmental** None

**Project # / 6 / Redevelop Demolished or vacant Properties as Housing**

**Grantee Activity Number:** 06  
**Activity Title:** Redevelopment-Acquisition/Rehabilitation

**Activity Type:**  
Rehabilitation/reconstruction of residential structures  
**Project Number:**  
6  
**Projected Start Date:**  
03/10/2011  
**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:**  
Redevelop Demolished or vacant  
**Projected End Date:**  
03/31/2022  
**Project Draw Block Date by HUD:**  
  
**Activity Draw Block Date by HUD:**  
  
**Total Budget:** \$ 2,442,700.19  
**Most Impacted and Distressed Budget:** \$ 0.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 2,442,700.19

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

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

# of Households	7	7	100.00
-----------------	---	---	--------

<b>Proposed Accomplishments</b>	<b>Total</b>
# of Singlefamily Units	7
# of Housing Units	7
# of Properties	7

**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:**

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
City of St. Petersburg	Unknown	\$ 2,442,700.19

**Location Description:**

The location of the activity will be conducted in the two identified areas of greatest need as identified in Attachment "A" of the Plan.

**Activity Description:**

This activity will address neighborhood stabilization within the identified target areas through the purchase and rehabilitation of eligible properties for sale or rental to income eligible households. The City's Real Estate and Property Management (REPM) Department will make every effort to acquire seven homes through the First Look Program where local governments who have a program may purchase properties at discounts of 10%, whenever feasible, and receive advance review of properties of up to 14 days. Oversight of rehabilitation and reconstruction to properties will be conducted by the Housing and Community Development Department, and sales of the rehabilitated or reconstructed units by REPM.

**Environmental Assessment:** COMPLETED

**Environmental** None



**Grantee Activity Number: 9**  
**Activity Title: Homes for Independence LH 25 - Redevelopment**

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures  
**Project Number:**  
 6  
**Projected Start Date:**  
 11/19/2012

**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.

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

**Activity Status:**  
 Completed  
**Project Title:**  
 Redevelop Demolished or vacant  
**Projected End Date:**  
 03/31/2022

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 345,602.98  
**Most Impacted and Distressed Budget:** \$ 0.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 345,602.98

**Proposed Beneficiaries**

	Total	Low	Mod	Low/Mod%
# Renter Households	4	4		100.00
# of Households	4	4		100.00

**Proposed Accomplishments**

	Total
# of Singlefamily Units	4
# of Housing Units	4
#Units with bus/rail access	1
#Low flow showerheads	4
#Low flow toilets	4
#Dishwashers replaced	1
#Refrigerators replaced	4
#Light fixtures (outdoors) replaced	4
#Light Fixtures (indoors) replaced	4
#Replaced hot water heaters	4
#Replaced thermostats	4
#Efficient AC added/replaced	4
#Additional Attic/Roof Insulation	4
#Energy Star Replacement Windows	4



# of Properties

4

**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**

\$ 345,602.98

**Location Description:**

Areas of greatest need (Childs Park, Melrose-Mercy, and Bartlett Park.)

**Activity Description:**

25% set-aside to be accomplished by non-profit.

**Environmental Assessment:**

**Environmental**

None

**Project # / 7 / Program Administration**

**Grantee Activity Number:** 07

**Activity Title:** General Administration

**Activity Type:**

Administration

**Activity Status:**

Under Way

**Project Number:**

7

**Project Title:**

Program Administration

**Projected Start Date:**

03/10/2011

**Projected End Date:**

03/31/2022

**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

**National Objective:**

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

**Total Budget:** \$ 481,995.63

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

**Other Funds:** \$ 0.00

**Total Funds:** \$ 481,995.63

**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	Organization Type	Proposed Budget
City of St. Petersburg	Unknown	\$ 481,995.63

**Location Description:**

The location of the activity will be conducted in the two identified areas of greatest need as identified in Attachment "A" of the Plan.

**Activity Description:**

Program administration funds will be used to pay reasonable and necessary expenses for implementing the program. This includes but is not limited to City staff salaries, office supplies, and the engagement of for-profit contractors and non-profit developers to assist with implementing the plan.

**Environmental Assessment:** COMPLETED

**Environmental** None

---

**Action Plan Comments:**

Reviewer - 4/12/11: AP rejected because projects/activities are set up incorrectly. Activities 2&3, 4&5, 8&9 should be combined. Also, the amount budgeted for the 10 activities is greater than the grant amount.



- Reviewer - 4/19/11: AP reviewed and approved.
- Reviewer - The action plan modification is rejected due to noncompliance with set side requirements. The grantee is directed to budget 25% of all program funds and estimated PI toward LH25 activities. LS
- Reviewer - Plan modification approved for minor budget adjustments to meet the 25% set aside requirement. LS 12/18/13
- Reviewer - Plan modification approved for budget adjustments.
- Reviewer - action plan modification was to increase/decreased projects/activities to utilize funding to meet close out requirements.
- Reviewer - changed demo activity to LMA benefit
- Reviewer - Adjustments for program income receipt and subsequent activity budget adjustments approved.
- Reviewer - adjustments to clear flags (revised budgets, extended activity dates, move from underway to cancelled, etc.) preparing to close. LS

## Action Plan History

Version	Date
B-11-MN-12-0026 AP#1	04/19/2011
B-11-MN-12-0026 AP#2	09/11/2012
B-11-MN-12-0026 AP#3	12/13/2012
B-11-MN-12-0026 AP#4	04/30/2013
B-11-MN-12-0026 AP#5	12/18/2013
B-11-MN-12-0026 AP#6	08/21/2014
B-11-MN-12-0026 AP#7	01/05/2015
B-11-MN-12-0026 AP#8	02/09/2015
B-11-MN-12-0026 AP#9	01/04/2016
B-11-MN-12-0026 AP#10	01/23/2018
B-11-MN-12-0026 AP#11	09/25/2018
B-11-MN-12-0026 AP#12	03/14/2019
B-11-MN-12-0026 AP#13	01/10/2020

