

Grantee: Manatee County, FL

Grant: B-08-UN-12-0010

October 1, 2020 thru December 31, 2020 Performance Report

Grant Number: B-08-UN-12-0010	Obligation Date:	Award Date:
Grantee Name: Manatee County, FL	Contract End Date: 03/17/2013	Review by HUD: Reviewed and Approved
Grant Award Amount: \$5,283,122.00	Grant Status: Active	QPR Contact: No QPR Contact Found
LOCCS Authorized Amount: \$5,283,122.00	Estimated PI/RL Funds: \$167,941.96	
Total Budget: \$5,451,063.96		

Disasters:

Declaration Number

No Disasters Found

Narratives

Areas of Greatest Need:

Manatee County is located roughly midway along Florida's west coast and is bordered by the Gulf of Mexico and Hillsborough, Hardee, DeSoto, and Sarasota Counties. The County has six municipalities comprised of diverse communities, each with its own particular character and identity. The six municipalities are: Anna Maria, Bradenton Beach, Bradenton, Holmes Beach, Longboat Key, and Palmetto. After careful evaluation of the High Cost Loans Map, 18 Month Foreclosure Rate Map, and the Risk Score Map, the following has been concluded in regards to Manatee County's areas of greatest need. Although most of the County has been effected by the foreclosure crisis, the following areas have been hardest hit and can be considered the "Areas of Greatest Need": North County Area; South County Area; Oneco Area; Samoset Area; 14th Street Community Redevelopment Area; Washington Park Area; and areas within and immediately adjacent to the cities of Bradenton and Palmetto. Manatee County will prioritize the use of NSP funds by targeting its activities in these neighborhoods with the highest percentage of home foreclosures, highest percentage of homes financed by sub prime mortgage loans, and at the highest risk of additional foreclosures. Current foreclosures and significant risk factors exist throughout the County, although geographic concentrations are evident.

After careful evaluation of the High Cost Loans Map, 18 Month Foreclosure Rate Map, and the Risk Score Map, the following has been concluded in regards to Manatee County's Areas of Greatest Need.

As much of the County has been affected by the foreclosure crisis, the following areas have been hardest hit and can be labeled the Areas of Greatest Need:

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- North County Area
- South County Area
- Oneco Area
- Samoset Area
- 14th Street Community Redevelopment Area
- Washington Park Area
- Areas within and immediately adjacent to the City of Bradenton and the City of Palmetto

Manatee County will prioritize the use of NSP funds by targeting its activities in these neighborhoods with the highest percentage of home foreclosures, highest percentage of homes financed by subprime mortgage loans, and at the highest risk of additional foreclosures. Current foreclosures and significant risk factors exist throughout the County, although geographic concentrations are evident.

The County will target all of the NSP activities described in this section to these high priority areas.

These activities include:

1. Demolition of Blighted Structures
2. Acquisition/Rehabilitation and Rental
3. Financing Mechanisms for downpayment/closing costs assistance
4. Redevelop Demolished or Vacant Properties
5. Housing Counseling



However, because much of the County is an area of great need based on HUD and local data, NSP activities may occur outside the high-priority areas if an opportunity arises to utilize NSP funds in a neighborhood with a concentration of foreclosures. All properties will be purchased at a minimum of 5 percent less than the appraised value with a portfolio average discount of 15 percent. However, staff will attempt to utilize

Areas of Greatest Need:

The NSP exception discount of 10 percent where required information is available. Appraisals shall be consistent with the appraisal requirements of the Uniform Relocation Act.

Distribution and Uses of Funds:

The County will target all of the NSP eligible activities described in this section. These activities include: 1) DEMOLITION OF BLIGHTED STRUCTURES: Funding will be allocated for the demolition and clearance of blighted structures for redevelopment of housing and/or public facilities in areas that are eligible NSP areas; 2) ACQUISITION/REHABILITATION AND SALE/RENTAL: the acquisition, disposition, relocation, direct homeownership assistance, eligible rehabilitation, and housing counseling for those seeking to take part in this activity; 3) REDEVELOP DEMOLISHED OR VACANT PROPERTIES: funding will be allocated toward the redevelopment of vacant properties within NSP eligible areas; 4) FINANCING MECHANISM FOR PURCHASE OF FORECLOSED HOMES: funding will be allocated to income eligible candidates for the purpose of down payment/closing cost assistance; and 5) PLANNING AND ADMINISTRATION: provide general administration and planning activities required to receive funding and implement a successful NSP program, including preparation of the substantial amendment, required noticing, monitoring, financial reporting, and other required administrative tasks.

A Substantial Amendment to the Plan was approved on August 16, 2010 to reduce the overall budget of direct homeownership activity to a total of \$100,000. The remaining allocation was redistributed to acquisition rehab disposition and redevelopment of demolished properties activity.

Project 3 - Redevelopment activity is on hold pending outcome of purchase of property the first part of February. Should purchase not occur, County will redirect funding to other projects/activities via a substantial amendment request - 01/25/2010. A funding agreement for the Redevelopment activity was executed with Volunteers of America of Florida on 12/30/10 for the redevelopment of property located at 409 20th Street West, Palmetto, FL which will be redeveloped as rental units for the low income set-aside.

Definitions and Descriptions:

As defined in the Federal Register Vol. 73, No. 194 (II)(A), Monday October 6, 2008, notice of allocation, application procedures, regulatory waivers granted to and alternative requirements for emergency assistance for redevelopment of abandoned and foreclosed homes grantees under The Housing and Economic Recovery Act 2008, a blighted structure is generally described as follows:

"A structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare."

It has been determined by the U.S. Department of Housing and Urban Development that the before quoted section of the Federal Register be used as a base, in which a Grantee should further define a blighted structure for the purposes of implementing the clearance of such structures through the Neighborhood Stabilization Program, a component of HUD's Community Development Block Grant program, as authorized by The Housing and Economic Recovery Act of 2008. Therefore, Manatee County, a Grantee of HUD's CDBG and NSP funds, further defines a blighted structure as follows:

"A structure that is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare. The requirements a blighted structure should meet, one or all, including but not limited to:

- A structure that has suffered damage by fire, wind, earthquake, flood, intrusion of water, vandalism or other acts of God and/or man that has weakened or affected major elements of the structure that would deem it unsafe for habitation or any human activity inside or outside thereof.
- A structure that contains equipment that either has affected or has the potential to cause harm to human health, safety, or public welfare. Equipment being defined as, but not limited to, boilers, heating and air conditioning equipment, elevators, moving stairways, electrical wiring or devices, plumbing connections or devices, flammable or corrosive containers, or other equipment in and/or around the structure or premises that could potentially have an adverse affect on human health, safety, or public welfare.
- A structure that has an egress that is either damaged, not of adequate size, or is not arranged in a manner that would allow safe path of travel for humans in case of fire, flood, or other instance that would cause panic and/or threat of life.
- A structure that contains mold, asbestos, lead based paint, and/or any other substance that is known to have an adverse affect on human life or public welfare.
- A structure that is in disrepair or the conditions thereof is such that it exhibits signs of inadequate maintenance, decay, deterioration, dilapidation, or use for which the structure is not meant, posing a threat to human health, safety, or public welfare.
- A structure that contains elements that are deemed unsafe or unsanitary for habitation and/or the anticipated use, such as a gathering of the public, commercial activity, or mor

Definitions and Descriptions:

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- A structure that contains auxiliary and/or ancillary structures or elements, attached to or on the general premises that were constructed without the appropriate permits, plans review, inspections, or meeting other requirements as outlined by the local building department of the municipality in which the structure exists.
- A structure that is determined blighted by any other means than before mentioned, as documented in writing by a member of the Manatee County Building Department or Code Enforcement staff, with appropriate support material (e.g. proof that legal process for construction and/or remodel was not followed, photographs, code enforcement complaints, etc.). This is to be reviewed by a member of Manatee County's Neighborhood Services Community Development staff, being signed and dated by both parties, showing consensus of the structures condition and determination as blighted.

A determination of each blighted structure, with appropriate support documentation shall be placed within the record of any and all such activities connected to the application of this definition.

Affordable Rents

The following table shows the Final FY 2009 FMRs by unit bedrooms. The FMRs for units with different numbers of bedrooms are computed from the ratio of the 2005 Revised Final FMRs (based on 2000 Decennial Census Data) for the different unit sizes to the 2005 2-Bedroom Revised Final FMRs. These Rent Ratios are applied to the Final FY 2009 2-Bedroom FMR to determine the Final FY 2009 FMRs for the different size units.

Public Comment:

Following are the steps that lead to adoption of the substantial amendment by the Manatee County Board of County Commissioners (BOCC) and submission to the U.S. Department of Housing and Urban Development.



On Thursday, November 6, 2008 at 9:00 am, the BOCC held a Public Hearing at Manatee County Administration Building, 1112 Manatee Avenue West, Board Chambers, Bradenton, Florida, to give an opportunity for the citizens to make comments on the proposed activities for the Neighborhood Stabilization Program.

Manatee County will insert any public comments that are received during the Public Hearing or received during the required 15-day public comment period.

The public comment period will begin on November 6, 2008 and will end on November 21, 2008. The plan will be available for viewing on the Manatee County website (www.co.manatee.fl.us). Also, in accordance with the Manatee County Citizen Participation Plan, copies of the draft Substantial Amendments will be available for viewing at the Neighborhood Services Department. Copies of the Amendment to interested citizens and organizations, will be made available upon request.

The BOCC will take the substantial amendment up for consideration and adoption on Tuesday, November 18, 2008, at Manatee County Administration Building, 1112 Manatee Avenue West, Board Chambers, Bradenton, Florida.

All correspondence, records, written proposals, minutes of the public hearings and meetings will be retained in the Neighborhood Services Department and by the Clerk of the Circuit Court. Any pertinent information such as written proposals from a citizens group, etc., will be presented to the Neighborhood Services staff for review and consideration. If assistance in reading or obtaining program records is needed, the Manatee County Neighborhood Services Department should be contacted at 941-749-3029 or interested parties can access records at the Neighborhood Services Department at 1112 Manatee Avenue West, 5th Floor, Bradenton, Florida, 34205.

Low Income Targeting:

Manatee County will make at least \$1,322,500 (25% of Manatee County's NSP allocation, as required) available for the purchase and redevelopment of abandoned or foreclosed upon homes or residential properties for housing individuals or families whose incomes do not exceed 50 percent of area median income. Programs to accomplish this may include acquisition/rehabilitation and rental or the redevelopment of demolished or vacant properties.

Acquisition and Relocation:

The County does not have, nor does it anticipate funding any activities that will displace any resident or businesses as part of the Neighborhood Stabilization Program. If displacement does occur, the residents or businesses displaced would be entitled to compensation and / or assistance under applicable federal laws. Should the need for displacement ever arise, the County will officially notify the residents or businesses expected to be displaced as soon as practicable following approval of the activity. The notice will include a description of the proposed action, a discussion of how the resident or business owner might be affected, and information concerning their rights and benefits. The County's Local Relocation and Anti-Displacement Policy provides more information on this subject.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	\$0.00	\$5,451,063.91
Total Budget	\$0.00	\$5,451,063.91
Total Obligated	\$0.00	\$5,451,063.91
Total Funds Drawdown	\$0.00	\$5,289,463.66
Program Funds Drawdown	\$0.00	\$5,121,521.70
Program Income Drawdown	\$0.00	\$167,941.96
Program Income Received	\$0.00	\$167,941.96
Total Funds Expended	\$0.00	\$5,289,463.84
HUD Identified Most Impacted and Distressed	\$0.00	\$0.00
Other Funds	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

Funds Expended

Overall	This Period	To Date
Goodhomes of Manasota, Inc.	\$ 0.00	\$ 295,776.78
Manatee County Building Department	\$ 0.00	\$ 208,227.45
Manatee County Housing Authority	\$ 0.00	\$ 391,518.63
Manatee County Neighborhood Services Department	\$ 0.00	\$ 0.00
Manatee County, Neighborhood Services Department	\$ 0.00	\$ 583,852.67
Volunteers of America of Florida, Inc.1	\$ 0.00	\$ 2,595,722.92
Volunteers of America of Florida, Inc.2	\$ 0.00	\$ 1,214,365.39



Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	99.99%	.00%	.00%
Minimum Non Federal Match	\$.00	\$.00	\$.00
Overall Benefit Amount	\$545,051,885.36	\$.00	\$.00
Limit on Public Services	\$792,468.30	\$.00	\$.00
Limit on Admin/Planning	\$528,312.20	\$545,104.49	\$.00
Limit on Admin	\$.00	\$545,104.49	\$.00
Most Impacted and Distressed	\$.00	\$.00	\$.00
Progress towards LH25 Requirement	\$1,362,765.99		\$3,494,770.57

Overall Progress Narrative:

2 County owned properties conveyed to non-profit, deed recorded 9-29-2020, budget for construction was submitted on 1-27-2021. Project will begin as soon as possible.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Demolition of Blighted Structures	\$0.00	\$320,000.00	\$187,119.40
2, Acquisition/Rehabilitation and Sale/Rental	\$0.00	\$3,283,018.55	\$3,175,324.81
3, Redevelop Demolished or Vacant Properties	\$0.00	\$1,264,192.87	\$1,214,365.39
4, Financing Mechanisms for Purchase of Foreclosed	\$0.00	\$61,096.00	\$16,400.00
5, Administration	\$0.00	\$545,104.49	\$528,312.10

