

Grantee: Pasco County, FL

Grant: B-08-UN-12-0014

April 1, 2020 thru June 30, 2020 Performance Report

Grant Number: B-08-UN-12-0014	Obligation Date:	Award Date:
Grantee Name: Pasco County, FL	Contract End Date: 03/03/2013	Review by HUD: Reviewed and Approved
Grant Award Amount: \$19,495,805.00	Grant Status: Active	QPR Contact: No QPR Contact Found
LOCCS Authorized Amount: \$19,495,805.00	Estimated PI/RL Funds: \$15,000,000.00	
Total Budget: \$34,495,805.00		

Disasters:

Declaration Number

No Disasters Found

Narratives

Areas of Greatest Need:

HUD User data was used to identify areas with greatest foreclosures. All census block groups that have a foreclosure abandonment score higher than 7 are targeted for assistance. These areas are located principally on the eastern and western areas of the County, which is also where the County's oldest housing stock is located and where the majority of low and moderate income households are located. HUD User data was used to identify areas with the highest percentage of homes financed by subprime mortgage related loans. All census block groups which have a score higher than 31% are targeted for assistance. HUD User data was used to identify those areas likely to face a significant rise in the rate of home foreclosures. All census block groups which have a score higher than 31% were used.

Distribution and and Uses of Funds:

Based on the analysis, Pasco County will spend NSP funds in areas of greatest need, which are those areas with high foreclosures, subprime loans, and areas that may have a great increase in the number of foreclosures. Those areas are generally Port Richey, New Port Richey, Holiday, Hudson, and the areas surrounding Dade City and Zephyrhills. The homes targeted for purchase will be the worst eyesores and most blighted areas in the community. Targeting these houses will improve neighborhoods and bring unproductive and unhealthy houses back to the market. Homebuyers will receive a subsidy not to exceed 50% of the sales price from the County in the form of a 0% loan. This includes homebuyer counseling. Funds will be recaptured for homeownership projects, which will be used to fund future NSP projects. Assisted rental units must meet the affordability requirement for no less than 50 years, and will be available to those presumed benefit populations.

On March 16, 2010, the Pasco County Board of County Commissioners approved a substantial amendment to the NSP Action Plan. Based on expenditures, funding has been reallocated between projects and activities. The Homebuyer Assistance Project (Activity 527) was originally allocated \$6,500,000; the revised budget is \$1,000,000. The POP Purchase Rehab Project (Activity 526) was originally allocated \$8,995,790; the revised budget is \$16,395,805. The success of the POP Program is due to the fact that lenders are more willing to loan money on homes that have been repaired. Activity Numbers have been revised to replace "25% SN" with "LI", which is more appropriate. Pursuant to Action Plan review comments by HUD on May 3, 2010, dollar amounts have been revised to show correct set aside amount for LI.

Third Quarter 2010 Action Plan Revisions: *527-R LMMI performance measures were changed from housing units to households *526-A LMMI description was revised from "under 50% AMI" to "up to 120% of AMI" *

On December 21, 2010, the Board of County Commissioners approved a substantial amendment to the Action Plan to add CDBG Eligible Activity 570.201(c) Public Facilities, as an eligible activity. Limited clientele populations, who are defined as abused children, battered spouses, the elderly, severely disabled, the homeless, persons with AIDS, and migrant farm-workers, are among the most difficult to house. With NSP funds, foreclosed/abandoned properties will be purchased, rehabilitated and used for these populations in a transitional/group home facility. Not-for-profit agencies that provide supportive services will be chosen to own and manage the facility and rent to eligible renters. This program will only be for individuals and families that earn less than 50% of the AMI. Pasco County will solicit proposals from not-for-profit agencies and select agencies that have the best capability, capacity, and experience to be funded through the program. One or several agencies may be funded. The total budget has been approved at \$500,000 and a minimum of 20 households will be assisted.

The Action Plan has been revised to reflect estimated Program Income, based on the amount of PI received and anticipated. as 4/23/18



Public Comment:

The May 3, 2010, substantial amendment was advertised and posted on the County's website for comment. No comments were received.

The December 21, 2010, substantial amendment was advertised and posted on the County's website for comment. No comments were received.

1/25/19 - I found no modifications in AP from the previously approved AP. Charlene Daprile, Asst. Director

Definitions and Descriptions:

Blighted Structure: A blighted structure is not safe to live in. Major structural damage is clearly visible Portions of the unit may be collapsed or in a state of total disrepair. Rehabilitation of the unit is not economically feasible under normal circumstances. All blighted structures must be certified that they are in that state by the City or County Building Official.

Affordable rents: The maximum affordable rents shall not exceed the "Fair market Rent" as published by the Department of Housing and Urban Development for the Tampa-St. Petersburg-Clearwater Standard Metropolitan Statistical Area.

Continued Affordability: Pasco County will use the following standards for continued affordability: Rental projects- The assisted units must meet the affordability requirements for not less than the fifty years, beginning after project completion. The affordability requirements will be imposed by deed restrictions and mortgages. For homeownership projects - Pasco County will recapture all NSP funds. Those funds will be used for another NSP eligible project with an NSP eligible client. The affordability period will be 20 years, enforced by mortgage and note in favor of the County. Also to ensure affordability, an equity-capturing provision will be in place through a mortgage and note that will also prevent flipping of homes. Pasco County will recapture at time of re-sale or payoff the amount of equity that is not mortgaged by the lender loan and the County loan combined, and what the homebuyer puts into the purchase, at time of purchase. Appreciation is defined as the gain a homebuyer receives from the sale of the home, less any reasonable title and real estate costs. The cost of home improvements completed with building permits also shall be deducted from this amount. This equity capping may not be more than the cash available at closing.

Housing Rehabilitation Standards: Standards that will apply to NSP assisted activities. All housing rehabilitated by Pasco County must meet the Pasco County Housing Rehabilitation Standards. This standard is used for all Pasco County rehabilitation projects funded with federal funds. All work must be completed according to the technical details listed in the Housing Specification Manual.

Low Income Targeting:

Pasco County will ensure that it spends at least 25% of grants funds for individuals and families that earn less than 50% of the median income through the following programs:

Homebuyer Assistance Program \$200,000

Pasco Opportunity Program \$5,950,000

Special Needs Housing \$100,000

Construction \$ 130,000

Transitional Housing \$500,000

Total \$6,380,000

This is 33% of the allocation of NSP funds.

Acquisition and Relocation:

Pasco County estimates that it will demolish 80 structures under the NSP. It is estimated that 70% will be dwelling units that were affordable (when they were in standard condition) to families under 80% of the median income. No units are expected to be converted. The total cost for demolitions is budgeted at \$400,000. Units to be created Program Units < 120% Median Units <50%

Median (Total Units) 8 Homebuyer Assistance Program 25 8 Projected Start Date: February 1, 2009 Projected End Date: February 1, 2013 (This project will continue if program income is available for use) Pasco Opportunity

Program 182 46 Projected Start Date: February 1, 2009 Projected End Date: February 1, 2013 (This project will continue if program income is available for use) Special Needs Housing

1 Projected Start Date: February 1, 2009 Projected End Date: February 1, 2013 (This project will continue if program income is available for use) Construction

4 1 Projected Start Date: February 1, 2009 Projected End Date: Februar

1 Projected Start Date: February 1, 2009 Projected End Date: Februar

1 Projected Start Date: February 1, 2009 Projected End Date: Februar

1 Projected Start Date: February 1, 2009 Projected End Date: Februar

Acquisition and Relocation:

y 1, 2013 (This project will continue if program income is available for use) Transitional Housing 20
&am

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$33,784,680.98
Total Budget	\$0.00	\$33,784,680.98
Total Obligated	\$0.00	\$32,760,284.43
Total Funds Drawdown	\$473,553.08	\$31,593,275.22
Program Funds Drawdown	\$473,553.08	\$19,495,805.00
Program Income Drawdown	\$0.00	\$12,097,470.22
Program Income Received	\$0.00	\$11,671,571.09
Total Funds Expended	\$0.00	\$31,096,748.39
Most Impacted and Distressed Expended	\$0.00	\$0.00



Match Contributed

\$0.00

\$0.00

Progress Toward Required Numeric Targets

Requirement	Target	Actual
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$2,924,370.75	\$0.00
Limit on Admin/Planning	\$1,949,580.50	\$1,102,290.06
Limit on Admin	\$0.00	\$1,102,290.06
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$8,623,951.25	\$9,826,122.10

Overall Progress Narrative:

As Pasco County works towards the close-out of the NSP1 grant, the transfer of Program Income into our CDBG accounts has been completed and we will continue to transfer the new PI as previously approved by HUD. Pasco County notes the issue with the DRGR reporting on Program Income. This issue has been reported to TA providers and understand they are working to resolve this national issue.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
525, Administration	\$0.00	\$1,200,803.07	\$738,170.76
526, POP-B Purchase-Rehab	\$0.00	\$25,803,747.14	\$16,800,526.48
527, Homebuyer Assistance-A Financing	\$0.00	\$1,099,415.89	\$447,111.64
528, Spec Nds Hsg-B Purchase-Rehab	\$473,553.08	\$3,400,013.20	\$761,554.48
529, Demolition-D	\$0.00	\$1,058,028.46	\$203,500.00
530, Construction-E Redevelopment	\$0.00	\$1,891,818.93	\$544,941.64



Activities

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

Grantee Activity Number: 528-R LVI
Activity Title: Special Needs Housing Rehabilitation

Activity Category:
 Rehabilitation/reconstruction of residential structures
Project Number:
 528
Projected Start Date:
 03/03/2009
Benefit Type:
 Direct (HouseHold)
National Objective:
 NSP Only - LH - 25% Set-Aside

Activity Status:
 Under Way
Project Title:
 Spec Nds Hsg-B Purchase-Rehab
Projected End Date:
 03/03/2013
Completed Activity Actual End Date:

Responsible Organization:
 Pasco County1

Overall	Apr 1 thru Jun 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$2,545,445.37
Total Budget	\$0.00	\$2,545,445.37
Total Obligated	\$0.00	\$1,805,000.00
Total Funds Drawdown	\$473,553.08	\$1,376,980.45
Program Funds Drawdown	\$473,553.08	\$581,925.21
Program Income Drawdown	\$0.00	\$795,055.24
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$903,427.37
Pasco County1	\$0.00	\$903,427.37
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

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 for the exclusive use of the presumed benefit population. 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. Program Amendment approved by the BCC 3/16/10 reduced the beneficiaries based on current market trends. One single family residential unit acquired for a not-for-profit agency to provide supportive services to homeless veterans. Unable to correct beneficiary data.

Location Description:

Census Tracts: 304.01; 301; 311.01; 311.02; 312.01; 302.01; 303; 325; 326; 327; 328; 307; 304.01; 304.03; 305; 306; 315.03; 312.02; 318.02; 318.03; 317.03; 308; 314.01; 314.02; 314.03; 314.04; 314.05; 310.02; 310.03; 310.04; 310.05; 310.06; 310.07; 315.01 317.01; 324; 321.02; 330.01; 330.02; 330.03; 330.04; 331



Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0
# of Singlefamily Units	0	0/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/1	0/0	0/1	0
# Renter Households	0	0	0	0/1	0/0	0/1	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

