

# Grantee: Pinellas County, FL

## Grant: B-08-UN-12-0015

### July 1, 2020 thru September 30, 2020 Performance Report

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<b>Grant Number:</b> B-08-UN-12-0015	<b>Obligation Date:</b>	<b>Award Date:</b>
<b>Grantee Name:</b> Pinellas County, FL	<b>Contract End Date:</b> 03/09/2013	<b>Review by HUD:</b> Reviewed and Approved
<b>Grant Award Amount:</b> \$8,063,759.00	<b>Grant Status:</b> Active	<b>QPR Contact:</b> Brook R. Gajan
<b>LOCCS Authorized Amount:</b> \$8,063,759.00	<b>Estimated PI/RL Funds:</b> \$2,000,000.00	
<b>Total Budget:</b> \$10,063,759.00		

### Disasters:

#### Declaration Number

No Disasters Found

### Narratives

#### Areas of Greatest Need:

Pinellas County communities are experiencing high volumes of foreclosed and abandoned properties. Based on data provided by HUD and additional analysis conducted by the County, several areas are experiencing high risks of abandonment, high concentrations of subprime loans, and high predictions of additional foreclosures. Current foreclosed and abandoned properties, and the risk of additional properties being foreclosed or abandoned, are causing blighting conditions that are leading to declining home values.

#### Distribution and and Uses of Funds:

Pinellas County will use NSP funds to acquire the properties in areas experiencing the greatest risks of abandonment, the highest concentrations of subprime loans, and at the highest risk of additional foreclosures. These steps will help stop the blighting influence these properties are having in our communities and slow down the decline in home values.

#### Definitions and Descriptions:

#### Low Income Targeting:

#### Acquisition and Relocation:

#### Public Comment:

Overall	This Report Period	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$9,214,934.44
<b>Total Budget</b>	\$0.00	\$9,214,934.44
<b>Total Obligated</b>	\$0.00	\$9,214,934.44
<b>Total Funds Drawdown</b>	\$0.00	\$8,931,732.69
<b>Program Funds Drawdown</b>	\$0.00	\$8,009,511.53



<b>Program Income Drawdown</b>	\$0.00	\$922,221.16
<b>Program Income Received</b>	\$0.00	\$1,948,472.01
<b>Total Funds Expended</b>	\$647.10	\$9,035,617.72
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Target</b>	<b>Actual</b>
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$1,209,563.85	\$0.00
<b>Limit on Admin/Planning</b>	\$806,375.90	\$837,067.08
<b>Limit on Admin</b>	\$0.00	\$837,067.08
<b>Most Impacted and Distressed Threshold (Projected)</b>	\$0.00	\$0.00
<b>Progress towards LH25 Requirement</b>	\$2,515,939.75	\$2,088,031.50

## Overall Progress Narrative:

Since program inception, Pinellas County has acquired 23 foreclosed single-family houses. Thirteen (13) homes were acquired under the Acquisition Rehab Program. Twelve (12) of the houses have been sold through the Acquisition Rehab Program. One (1) remaining rehabilitated house was rented to an eligible tenant. Ten (10) homes were acquired and demolished through the Demolition Program. Nine (9) new single-family homes were constructed and sold to income qualified buyers. One (1) lot remains vacant. The County continues discussions with developers for the construction of a single-family home on the remaining vacant lot.

Additionally, NSP funds were used to acquire and rehabilitate a 36-unit, multi-family property through the Rental Program. A comprehensive renovation project was completed which included new roofing, window, HVAC systems, interior renovations, and energy efficiency improvements. Following acquisition, the apartment complex, known as Boardwalk Apartments, was conveyed to a land trust established by the Housing Finance Authority of Pinellas County. Subsequently, the buildings were leased to Contemporary Housing Alternatives of Florida, Inc. (CHAF), a designated CHDO. A long term, 99-year ground lease was executed to ensure that the property remains affordable long-term. Pinellas County committed \$100,000 to a rental housing rehabilitation project known as Sunrise Apartment located in Tarpon Springs, FL. As a result of the NSP1 funding provided, 11 units are income restricted for households with an income level below 50% of AMI.

QTR 79/01/20-09/30/20: During the quarter, overall program management and compliance activities related to completed housing activities continued. Staff continued to review potential projects eligible to receive NSP3 funding in order to expend program income to access undrawn entitlement funds while staying in compliance with the 25% set-aside requirement. Projects continuously are reviewed for funding with NSP in order to expend the remaining program funds. The initial target to close out the NSP grant by 9/30/2020 was not met. Several factors contributed: finding redevelopment projects eligible for NSP funding and to some extent a slowdown in affordable housing applications due to COVID.

New Target Date for NSP Closeout: 09/30/2021

QTR 04/01/20-06/30/20: During the quarter, overall program management and compliance activities related to completed housing activities continued. Staff continued to review potential projects eligible to receive NSP3 funding in order to expend program income to access undrawn entitlement funds while staying in compliance with the 25% set-aside requirement. Staff is reviewing the new Federal Register for options to expend program funds. Staff continues to monitor available NSP1 program income that could be transferred to CDBG to be used if needed to address COVID-19 needs. Target for NSP3 grant closeout: 9/30/2020.

QTR 01/01/20-03/31/20: During the quarter, overall program management and compliance activities related to completed housing activities continued. Staff continued to review potential projects eligible to receive NSP funding in order to expend program income to access undrawn entitlement funds and to meet the 25% set-aside requirement. Staff is reviewing the new NSP Federal Register for options to expend program funds. Staff began determining the amount of available NSP1 program income that could be transferred to CDBG to address potential needs related to the COVID-19 pandemic response.

Target for NSP grant closeout: 9/30/2020.

QTR 10/01/19-12/31/19: During the quarter, overall program management and compliance activities related to completed housing activities continued. Staff continued to review potential projects eligible to receive NSP funding in order to expend program income to access undrawn entitlement funds and to meet the 25% set-aside requirement. Staff is reviewing the new NSP Federal Register for options to expend program funds. Staff evaluated PI options, however, does not plan to transfer PI to CDBG at this time. Target for NSP grant closeout: 9/30/2020.

QTR 07/01/19-09/30/19: During the quarter, overall program management and compliance activities related to completed housing activities continued. Review of data for data quality improvements and reconciliation of grant funds for NSP grant closeout continued. Staff continued discussion and planning for disposition of the two remaining demolition properties. Staff continued to review potential projects eligible to receive NSP funding in order to expend program income to access undrawn entitlement funds and to meet the 25% set-aside requirement. However, projects are either in NSP eligible areas or meet the NSP requirements of vacant/abandoned/foreclosed, but not both. Staff is reviewing the new NSP Federal Register and evaluating amending the NSP eligible areas in order to expend program funds. Staff evaluated PI options, however, does not plan to transfer PI to CDBG at this time. Target for NSP grant closeout: 9/30/2020.

QTR 04/01/19-06/30/19: During the quarter, overall program management and compliance activities related to completed housing activities continued. Review of data for data quality improvements and reconciliation of grant funds for NSP grant closeout continued. Staff continued discussion and planning for disposition of the two remaining demolition properties. Staff continued to review potential projects eligible to receive NSP funding in order to expend program income to access undrawn entitlement funds and to meet the 25% set-aside requirement. Staff evaluated PI options, however, does not plan to transfer PI to CDBG at this time. Target for NSP grant closeout: 9/30/2020.

QTR 01/01/19-03/31/19: During the quarter, staff continued overall program management and compliance activities related to completed housing activities. Review of data quality continues. Staff began reconciling the NSP grant in preparation for grant closeout. Staff continues to explore disposition options for the two remaining demolition properties. Staff is working diligently to identify potential projects eligible to receive NSP funding in order to expend program income to access undrawn entitlement funds and to meet the 25% set-aside requirement. Staff continues to review the option of transferring a portion of unused program income to CDBG in order to access the remaining NSP entitlement funds, however, does not plan to transfer PI at this time. Target for NSP grant closeout: 9/30/2020.

QTR 10/1/18-12/31/18: During the quarter, staff continued overall program management and compliance activities related to completed housing activities. Review of data quality continues with adjustments being delayed into the next quarter. Staff continues to explore disposition options for the two remaining demolition properties. Staff is working diligently to identify potential projects eligible to receive NSP funding in order to expend program income to access undrawn entitlement funds and to meet the 25% set-aside requirement. Staff continues to review the option of transferring a portion of unused program income to CDBG in order to access the remaining NSP entitlement funds, however, does not plan to transfer PI at this time. Target for NSP grant closeout: 9/30/2020.

QTR 7/1/18-9/30/18: During the quarter, staff continued overall program management and compliance activities related to completed housing activities and attended NSP training to obtain additional information on the NSP grant closeout process. Staff began review of data quality in DRGR in order to identify needed adjustments in reported beneficiary data. Data adjustments will begin next quarter. Staff is exploring eligible disposition options for two remaining demolition properties. With a thriving housing market and little vacant land available in the County, staff is working diligently to identify potential projects eligible to receive NSP funding in order to expend remaining program income to access the undrawn entitlement funds and to meet the 25% set-aside requirement. Additionally, staff is exploring options related to transferring a portion of unused program income to CDBG in order to access the remaining NSP entitlement funds. Target for NSP grant closeout: 9/30/2020.

QTR 4/1/18-6/30/18: During the quarter, staff continued overall program management and compliance activities related to completed housing activities. Staff is exploring eligible disposition options for two remaining demolition properties. With a thriving housing market and little vacant land available in the County, staff is working diligently to identify potential projects eligible to receive NSP funding in order to expend remaining program income to access the undrawn entitlement funds and to meet the 25% set-aside requirement. Additionally, staff is exploring options related to transferring a portion of unused program income to CDBG in order to access the remaining NSP entitlement funds. Target for NSP grant closeout: 9/30/2020.

## Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
ACQREHAB, Acquisition Rehab Program	\$0.00	\$3,000,000.00	\$2,581,088.31
ADMIN, Administration	\$0.00	\$1,000,000.00	\$738,893.74
BANK, Land Banking Program	\$0.00	\$0.00	\$0.00
DEMO, Demolition Program	\$0.00	\$600,000.00	\$518,901.46
DPA, Direct Homeownership Assistance	\$0.00	\$544,209.44	\$99,903.02
RENTAL, Rental Program	\$0.00	\$4,070,725.00	\$4,070,725.00



# Activities

**Project # / ADMIN / Administration**

**Grantee Activity Number: ADMIN-NSP**  
**Activity Title: ADMIN-NSP**

**Activity Category:**

Administration

**Project Number:**

ADMIN

**Projected Start Date:**

03/09/2009

**Benefit Type:**

( )

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

Administration

**Projected End Date:**

03/09/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Pinellas County Community Development

Overall	Jul 1 thru Sep 30, 2020	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,000,000.00
<b>Total Budget</b>	\$0.00	\$1,000,000.00
<b>Total Obligated</b>	\$0.00	\$1,000,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$837,067.08
<b>Program Funds Drawdown</b>	\$0.00	\$738,893.74
<b>Program Income Drawdown</b>	\$0.00	\$98,173.34
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$387.00	\$841,030.09
Pinellas County Community Development	\$387.00	\$841,030.09
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Provide general administration and planning activities required to receive NSP funding and successfully implement the activities identified in the NSP program.

**Location Description:**

This activity will be carried out in the census tracts identified in Exhibit A; other census tracts may have equal need, as they are identified when implementing the programs.

**Activity Progress Narrative:**

During the quarter, Pinellas County continued to conduct program management and compliance activities. Staff continued review of data and will continue the data review in the next quarter. Additionally, the County continued to evaluate housing activities eligible for NSP funding.



## Accomplishments Performance Measures

No Accomplishments Performance Measures

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## 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

## Project # / DEMO / Demolition Program

**Grantee Activity Number:** DEMO-DEMO

**Activity Title:** DEMO-DEMO

**Activity Category:**

Clearance and Demolition

**Project Number:**

DEMO

**Projected Start Date:**

03/09/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Demolition Program

**Projected End Date:**

03/09/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Pinellas County Community Development

### Overall

**Total Projected Budget from All Sources**

**Jul 1 thru Sep 30, 2020**

**To Date**

**Total Budget**

N/A

\$196,999.39

**Total Obligated**

\$0.00

\$196,999.39

**Total Funds Drawdown**

\$0.00

\$196,999.39

**Program Funds Drawdown**

\$0.00

\$152,753.31

**Program Income Drawdown**

\$0.00

\$115,900.85

**Program Income Received**

\$0.00

\$36,852.46

**Total Funds Expended**

\$0.00

\$0.00

\$260.10

\$264,016.48



Pinellas County Community Development	\$260.10	\$264,016.48
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

This activity will address neighborhood stabilization within the identified target areas by removing blighted structures and the redevelopment of demolished or vacant properties acquired through the DEMO-ACQ Activity. Properties under this activity may be redeveloped with housing that will become part of the Homeownership Program or the Rental Program. Property addressed under this activity that meet the NSP Plan’s definition of blighted are exempt from the requirement that the property must be foreclosed or abandoned. Eligible costs under this activity include, but are not limited to, costs associated with acquisition, demolition, clearance and redevelopment of the site. Eligible homebuyers for the newly constructed home will be required to complete an eight (8) hour HUD approved homebuyer counseling class. Multi-family projects will be monitored in a manner consistent with HOME regulations. The tenure of the beneficiaries of this activity can be either that of rental or homeownership.

**Location Description:**

This activity will be carried out in the target areas as referenced in Section A – Areas of Greatest Need and other census tracts with equal need, as they are identified throughout the program.

**Activity Progress Narrative:**

During the quarter, Pinellas County continued to maintain acquired/demolished properties and explore eligible disposition options.

**Accomplishments Performance Measures**

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	4/7

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	4/7
# of Singlefamily Units	0	4/7

**Beneficiaries Performance Measures**

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	1/0	3/7	4/7	100.00

**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	

