

Grantee: Port St. Lucie, FL

Grant: B-08-MN-12-0025

July 1, 2020 thru September 30, 2020 Performance Report

Grant Number: B-08-MN-12-0025	Obligation Date: 03/03/2009	Award Date:
Grantee Name: Port St. Lucie, FL	Contract End Date: 03/06/2013	Review by HUD: Reviewed and Approved
Grant Award Amount: \$13,523,132.00	Grant Status: Active	QPR Contact: Carmen Capezzuto
LOCCS Authorized Amount: \$13,523,132.00	Estimated PI/RL Funds: \$8,705,254.85	
Total Budget: \$22,228,386.85		

Disasters:

Declaration Number

No Disasters Found

Narratives

Areas of Greatest Need:

HUD provided detailed default and foreclosure data for the NSP1 application and updated that information for NSP2. This information shows the vast scope of the foreclosure crisis as it exists in Port St. Lucie.

Included in the data provided by HUD are the following statistics:

- Rate of housing price decline from peak value to December 2008 value was 33.3% (at the time of NSP1 HUD data, the devaluation was listed at 26%).
- Average percent of high cost and low leverage loans made in targeted census tracts from 2004 to 2007 is 15.1%.
- Estimated number of mortgages starting foreclosure process or seriously delinquent in the past 2 years is 13,302.
- Estimated foreclosure and abandonment risk score as calculated by HUD is 20 in every census tract targeted, and in every census tract in the City.

Additional local data gathered from RealtyTrac and local realtors confirms the pervasiveness of the foreclosure problem, as on a single day in May 2009 there were 2,290 homes in the foreclosure process. While these are remarkably large figures in their own right, they are even more striking in a city the size of Port St. Lucie. The City is unique in that it was originally platted with 80,000 individual quarter-acre residential lots. As a result, the foreclosure crisis for this City is not confined to a particular area but is widespread throughout our original core City boundaries.

The City has been focusing on a fairly large piece of this original core area and attempting to purchase, the foreclosed properties on the same block. We are finding, however, that not all abandoned and neglected homes in a given neighborhood or census tract are eligible for purchase. It appears a number of homes have not completed the foreclosure process, while many homes still exceed the purchase prices/values that low income households can afford, and others have fallen through our grasp because of the lower price we were required to offer. .

In order to expend the funding in a timely manner and to best serve the City as a whole, we need to expand our targeted areas to those additional census tracts with the highest foreclosure and vacancy rates, highest percent of high-cost and low-leverage loans, and those census tracts that qualify as low/moderate/middle income. Port St. Lucie has analyzed the new HUD data and local data and utilizing that information has expanded the targeted area by an additional four Census Tracts (16.03, 18.01, 20.03, and 21.04) as listed:

Targeted Census Tracts

15.03
20.01
16.03
20.02
18.01
20.05
18.02
21.04
20.03
21.05

By designating the targeted area in this manner, the distribution and uses of the NSP funds will meet the requirements of Section 2301 (c)(2) of HERA that funds be distributed to the area of greatest need.



Distribution and and Uses of Funds:

As noted above, HERA requires that NSP funds be targeted to areas with the greatest percentage of home foreclosures, with the highest percentage of homes financed by a subprime mortgage related loan, and identified as likely to face a significant rise in the rate of home foreclosures. The City of Port St. Lucie has identified the following census tracts which will be targeted in each of its activities.

The City will purchase, repair/rehabilitate and finance multiple properties on the same street or in the same neighborhood, whenever possible, in an attempt to create a stabilizing effect. The core of the city where the population is most dense and where the data indicate the greatest need will be targeted for assistance. Those census tracts are:

Targeted Census Tracts

15.03
20.01
16.03
20.02
18.01
20.05
18.02
21.04
20.03
21.05

Definitions and Descriptions:

1. Blighted Structure. For the purpose of the NSP the City will consider a blighted structure to be a structure that exhibits objectively determinable signs of deterioration sufficient to constitute a threat to the human health, safety, or welfare of the public. Port St. Lucie will generally consider a structure as blighted if one of the following criteria is met: · The structure is open, cannot be secured against entry, and is unsafe or unfit for human occupancy; The unsafe structure is secured against public entry, but it presents a threat to a neighboring property or public right of way (such as a sidewalk) because of a potential collapse or other threat; · The structure is determined to harbor nuisances and threats to human health, safety or welfare which may negatively impact a neighboring property; or · The structure presents a visual blight due to collapse or other un-repaired damage, or · it is determined that repairs will cost more than economically feasible, which, in general would be more than 50%-75% of the appraised value, although mitigating factors may be considered; or · The structure is lying in a state of incomplete construction, resulting in a negative view of the surrounding properties; or other similar conditions. 2. Affordable Rents: Port St. Lucie currently does not plan to use its NSP funds for rental housing. However, should the City amend this plan to include rental we would concentrate our efforts for those low and moderate income clients at 80% of median or below. As such, Port St. Lucie considers rents to be affordable when household rent payments do not exceed HUD-defined Fair Market Rent Limits and Rent Payments added to a household utility allowance do not exceed 30% of a family's adjusted income. Exhibit 3 provides HUD-defined rent limits for Port St. Lucie for 2009. Exhibit 3: Maximum Rent Limits Efficiency 1 BR 2 BR 3 BR 4 BR \$737 \$739 \$936 \$1,237 \$1,275 3. Long Term Affordability of Assisted Homes. The NSP requires that, to the maximum extent practicable and for the longest term feasible, homes remain affordable. The City proposes to provide a financing subsidy on a sliding scale in accordance with income to assist eligible clients purchase foreclosed properties. The City of Port St. Lucie will promote continued affordability for NSP- assisted properties by requiring, in the terms of the mortgage, that the home be held by the income eligible household for 25 years or a prorated amount of the funding is due back to the program for reuse in NSP eligible activities. These requirements will be detailed in the deferred mortgage loan. Also, by recapturing the funds, in whole or in part, if the home is sold prior to the end of the affordability period will prevent the household from selling the home and realizing an early profit. This will be done through the use of desp; The deferred lona is recaptured, in whole or in part, if the home is sold prior to the end of the affordability period. NSP 1 funds will be loaned as follows (Exhibit 4) Exhibit 4 Affordability Period and Loan Repayment Client income Subsidy Affordability PeriodR

Definitions and Descriptions:

epayment Schedule for Loan (50% of median) Low income and below Up to \$40,000 (only the amount of subsidy needed to make the purchase affordable will be utilized) 25 years The deferred payment loan mortgage term will be 25 years at 0% interest with loan forgiven at the rate of 4% per year for 25 years. Prorated repayment is due if sold prior to the end of the affordability period. (80% of median income) Moderate Income Up to \$30,000 (only the amount of subsidy needed to make the purchase aff

Low Income Targeting:

The NSP requires that 25% of the allocation to each locality be used for housing to assist low income households – households with incomes at or below 50% of median income adjusted for household size. Port St. Lucie is therefore setting aside \$3,380,783 of its grant to:

- \$3,015,079 for purchase, rehab and resale of foreclosed properties for households whose incomes do not exceed 50 percent of area median income.
- \$365,704 to provide a larger financial subsidy for low income households whose incomes do not exceed 50 percent of the area median income to assist them in the purchase of the city-acquired foreclosed homes.
- Total: \$3,380,783

The City may hold additional funding cycles for low income only or reserve certain homes for low income only in order to ensure a sufficient number of households receive assistance in this income category.

Public Comment:

The City published an announcement of the amendment on August 17, 2009 and published the draft of amendment on the web site beginning in July 2009. A public meeting was advertised and held on August 24, 2009. We advertised the availability of comments through September 4, 2009. No comments were received.

We advertised the revised plan in the local newspaper, on TV Channel 20 and posted information on the City's website. The revised plan was posted on the website beginning on February 28, 2012 and was available for review until March 14, 2012. No comments were received.

Acquisition and Relocation:

The City will focus its activities on purchase, rehabilitation and resale of foreclosed homes and limited demolition of blighted properties. . The City does not intend to demolish blighted low or moderate income dwelling units owned by low or moderate income homeowners or to convert those dwelling units to other uses. Selective demolition of other foreclosed blighted structures or properties that are not low or moderate income dwellings may be carried out to achieve program objectives. It is the intent to then rebuild single family homes on those lots for eligible clients.

The City estimates that between the start of the program and the year 2012 that the following number of housing units will be made available to homebuyers or eligible renters with the initial appropriation of funds



Activity
 < 50% of median
 50-80% of median
 80%-120% of median
 Sales to Homebuyers
 38
 59
 53

NSP funds will be used primarily to acquire vacant foreclosed properties, rehabilitate or demolish those properties and resell to eligible clients as shown above. It is anticipated that approximately 5 properties will be utilized for rental in NSP 1.
 Estimated Units to be Demolished:

Average Cost to Demolish
 Number of Homes
 Moderate Income
 Low Income
 \$9,500
 22
 5
 17

We do not anticipate recapturing the cost of the demolition of these homes. We may deed the properties to a nonprofit such as Habitat for Humanity after an RFP process for housing redevelopment/reconstruction strategies, or we may reconstruct homes on these lots and resell to eligible applicants. We may also provide the same housing assistance based on income to eligible clients utilizing the same mortgage provisions and forgiveness as detailed in Exhibit 4. Any program income received will be utilized for eligible NSP activities.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$22,228,386.85
Total Budget	\$0.00	\$22,228,386.85
Total Obligated	\$0.00	\$22,228,386.85
Total Funds Drawdown	\$142,470.85	\$21,627,995.63
Program Funds Drawdown	\$111,858.56	\$12,893,643.56
Program Income Drawdown	\$30,612.29	\$8,734,352.07
Program Income Received	\$30,612.29	\$8,735,867.14
Total Funds Expended	\$151,936.90	\$21,650,663.86
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	\$2,028,469.80	\$0.00
Limit on Admin/Planning	\$1,352,313.20	\$2,116,209.58
Limit on Admin	\$0.00	\$2,116,209.58
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$5,557,096.71	\$7,405,601.89

Overall Progress Narrative:

THE REDEVELOPMENT OF 3 AFFORDABLE HOMES IS UNDERWAY WITH COMPLETION PROJECTED IN JANUARY 2021. AN RFQ IS BEING DRAFTED FOR THE SOLICITATION OF A NON-PROFIT TO MANAGE THE HOMES AS AFFORDABLE HOUSING USING A COMMUNITY LAND TRUST MODEL.



Project Summary

Project #, Project Title

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Financing Mechanisms	\$0.00	\$0.00	\$0.00
2, Purchase/Rehab/Disposition	\$105,486.85	\$19,819,607.46	\$12,264,275.91
3, Demolition of blighted foreclosed properties	\$0.00	\$258,660.06	\$148,252.60
4, Administration	\$6,371.71	\$1,239,008.33	\$481,115.05



Activities

Project # / 1 / Financing Mechanisms

Grantee Activity Number:	FM-1
Activity Title:	Financing Mechanisms

<p>Activity Category: Homeownership Assistance to low- and moderate-income</p> <p>Project Number: 1</p> <p>Projected Start Date: 03/09/2009</p> <p>Benefit Type: Direct (HouseHold)</p> <p>National Objective: NSP Only - LMMI</p>	<p>Activity Status: Under Way</p> <p>Project Title: Financing Mechanisms</p> <p>Projected End Date: 03/09/2013</p> <p>Completed Activity Actual End Date:</p> <p>Responsible Organization: City of Port St Lucie</p>
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Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
City of Port St Lucie	\$0.00	\$0.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Set up and provide financing mechanisms in the form of a deferred loan to provide financial assistance for income eligible households to acquire foreclosed properties from the City. The City will provide financing and subsidy that along with client funds will be sufficient to bridge the affordability gap between the private mortgage and the sales price of the home. Number of clients served changed to reflect August 2009 amendment. ** After discussion with HUD it was determined that the funding set aside for financing mechanisms was not necessary as the funds are being provided as a loan at closing from th proceeds of the sale. Therefore we will transfer Financing Mechanism funds to Repair/Rehabilitaiton.**

Location Description:

Within the targeted areas: 15.03 Blocks 1-3 18.02 Blocks 1-3 20.01 Blocks 1-6 20.02 Blocks 1-5 20.05 Blocks 1-2 21.05 Blocks 4-5.
August 2009 approved amendment added the following census tracts: 16.03, Blocks 2-3, 18.01, Blocks 1-3,



Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing 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	0/0	0/0	0/0	0
# Owner Households	0	0	0	0/0	0/0	0/0	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	

Project # / 2 / Purchase/Rehab/Disposition

Grantee Activity Number:	ACQ-1
Activity Title:	Acquisition of Foreclosed Residential Property

Activity Category:

Acquisition - general

Project Number:

2

Projected Start Date:

03/09/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Purchase/Rehab/Disposition

Projected End Date:

09/30/2021

Completed Activity Actual End Date:

Responsible Organization:

City of Port St Lucie

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2020

N/A

To Date

\$7,216,006.04

Total Budget

\$0.00

\$7,216,006.04

Total Obligated

\$0.00

\$7,216,006.04



Total Funds Drawdown	\$0.00	\$7,216,006.04
Program Funds Drawdown	\$0.00	\$6,718,569.07
Program Income Drawdown	\$0.00	\$497,436.97
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$7,216,006.04
City of Port St Lucie	\$0.00	\$7,216,006.04
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquire foreclosed residential properties in targeted areas. This activity on it's own does not meet a national objective, direct beneficiary data meeting a national objective will be reported under repair/rehab activities.

Location Description:

Within targeted areas of the City. Those census tracts and block groups are: 15.03, Blocks 1 - 3 18.02, Blocks 1 - 3 20.01, Blocks 1 - 6 20.02, Blocks 1 - 5 20.05, Blocks 1 - 2 21.05, Blocks 4-5. August 2009 approved amendment added the following census tracts: 16.03, Blocks 2-3, 18.01, Blocks 1-3, 20.03, Blocks 1-3, 21.04, Blocks 1-3.

Activity Progress Narrative:

THERE WERE NO ACQUISITION ACTIVITIES DURING QUARTER ENDING 9/30/20.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	113/112
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired	0	112/112
Total acquisition compensation	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	113/112
# of Singlefamily Units	0	113/112

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	0/112	0/112	0
# Owner Households	0	0	0	0/0	0/112	0/112	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



Grantee Activity Number:	ACQ-2
Activity Title:	Acquisition of foreclosed residential properties

Activity Category:

Acquisition - general

Project Number:

2

Projected Start Date:

03/09/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Purchase/Rehab/Disposition

Projected End Date:

09/30/2021

Completed Activity Actual End Date:

Responsible Organization:

City of Port St Lucie

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$4,054,961.57
Total Budget	\$0.00	\$4,054,961.57
Total Obligated	\$0.00	\$4,054,961.57
Total Funds Drawdown	\$0.00	\$4,054,961.57
Program Funds Drawdown	\$0.00	\$3,136,424.90
Program Income Drawdown	\$0.00	\$918,536.67
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$4,054,961.57
City of Port St Lucie	\$0.00	\$4,054,961.57
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquire foreclosed residential properties for households at or below 50% of median income. This activity on its own does not meet a national objective, direct beneficiary data meeting a national objective will be reported under repair/rehab activities.

Location Description:

Within targeted areas of the City. Those census tracts and block groups are: 15.03 Blocks 1-3, 18.02 Blocks 1-3, 20.01 Blocks 1-6, 20.02 blocks 1-5, 20.05 Blocks 1-2, 21.05 Blocks 4-5. August 2009 approved amendment added the following census tracts: 16.03, Blocks 2-3, 18.01, Blocks 1-3, 20.03, Blocks 1-3, 21.04, Blocks 1-3

Activity Progress Narrative:

THERE WERE NO ACQUISTION ACTIVITIES DURING QUARTER ENDING 9/30/20.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	39/38



# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired	0	39/38
Total acquisition compensation	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	39/38
# of Singlefamily Units	0	39/38

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/38	0/0	0/38	0
# Owner Households	0	0	0	0/38	0/0	0/38	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	



Grantee Activity Number:	DISP-1
Activity Title:	Disposition of residential properties

Activity Category:

Disposition

Activity Status:

Under Way

Project Number:

2

Project Title:

Purchase/Rehab/Disposition

Projected Start Date:

03/09/2009

Projected End Date:

09/30/2021

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Port St Lucie

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$303,457.06
Total Budget	\$0.00	\$303,457.06
Total Obligated	\$0.00	\$303,457.06
Total Funds Drawdown	\$0.00	\$289,127.60
Program Funds Drawdown	\$0.00	\$90,798.32
Program Income Drawdown	\$0.00	\$198,329.28
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$290,407.74
City of Port St Lucie	\$0.00	\$290,407.74
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Dispose of foreclosed properties. Funding will be used for the cost of preparing and advertising properties for resale. This activity on its own does not meet a national objective, direct beneficiary data meeting a national objective will be reported under repair/rehab activities.

Location Description:

Within targeted areas: 15.03, Blocks 1 - 3 18.02, Blocks 1 - 3 20.01, Blocks 1 - 6 20.02, Blocks 1 - 5 20.05, Blocks 1 - 2 21.05, Blocks 4 - 5.
August 2009 approved amendment added the following census tracts: 16.03, Blocks 2-3, 18.01, Blocks 1-3, 20.03, Blocks 1-3, 21.04, Blocks 1-3

Activity Progress Narrative:

THERE WERE NO DISPOSITION ACTIVITIES DURING QUARTER ENDING 9/30/20.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/112



	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/112	
# of Singlefamily Units	0		0/112	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected				
	Low	Mod	Total	Low	Mod	Total	Low/Mod	
# of Households	0	0	0	0/0	0/112	0/112	0	
# of Persons	0	0	0	0/0	0/0	0/0	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	



Grantee Activity Number:	DISP-2
Activity Title:	Disposition of residential properties

Activity Category:

Disposition

Activity Status:

Under Way

Project Number:

2

Project Title:

Purchase/Rehab/Disposition

Projected Start Date:

03/09/2009

Projected End Date:

09/30/2021

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Port St Lucie

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$340,561.04
Total Budget	\$0.00	\$340,561.04
Total Obligated	\$0.00	\$340,561.04
Total Funds Drawdown	\$12.00	\$329,808.73
Program Funds Drawdown	\$0.00	\$69,133.26
Program Income Drawdown	\$12.00	\$260,675.47
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$24.00	\$330,055.66
City of Port St Lucie	\$24.00	\$330,055.66
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Dispose of foreclosed properties. Funding will be used for the cost of preparing and advertising properties for resale to households at or below 50% of median income. This activity on its own does not meet a national objective, direct beneficiary data meeting a national objective will be reported under repair/rehab activities.

Location Description:

Within the targeted areas: 15.03, Blocks 1 - 3 18.02, Blocks 1 - 3 20.01, Blocks 1 - 6 20.02, Blocks 1 - 5 20.05, Blocks 1 - 2 21.05, Blocks 4 - 5. August 2009 approved amendment added the following census tracts: 16.03, Blocks 2-3, 18.01, Blocks 1-3, 20.03, Blocks 1-3, 21.04, Blocks 1-3

Activity Progress Narrative:

DURING QUARTER ENDING 9/30/20 TOTAL FUNDS DRAWDOWN REPRESENTS DISPOSITION ACTIVITIES FOR THE MONTHS OF JUNE, JULY & AUGUST. TOTAL FUNDS EXPENDED REPRESENTS DISPOSITION ACTIVITIES FOR THE MONTHS OF JULY, AUGUST & SEPTEMBER PRELIMINARY.

Accomplishments Performance Measures

This Report Period
Total

Cumulative Actual Total / Expected
Total



# of Properties	0	0/38
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	This Report Period		Cumulative Actual Total / Expected
	Total		Total
# of Housing Units	0		0/38
# of Singlefamily Units	0		0/38

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/38	0/0	0/38	0
# of Persons	0	0	0	0/0	0/0	0/0	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	



Grantee Activity Number:	REDV 1
Activity Title:	Redevelopment

Activity Category:

Construction of new housing

Project Number:

2

Projected Start Date:

01/01/2019

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Purchase/Rehab/Disposition

Projected End Date:

09/30/2021

Completed Activity Actual End Date:

Responsible Organization:

CITY OF PORT ST LUCIE

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$50,000.00
Total Budget	\$0.00	\$50,000.00
Total Obligated	\$0.00	\$50,000.00
Total Funds Drawdown	\$0.00	\$518.97
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$518.97
Program Income Received	\$0.00	\$89,799.98
Total Funds Expended	\$0.00	\$518.97
CITY OF PORT ST LUCIE	\$0.00	\$518.97
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Construction of single family residences on vacant City lots within the nine designated census tracts.

Location Description:

Scattered vacant lots within Census tracts: 3820.05, 3815.03, 3818.01, 3818.02,3820.01, 3820.02, 3820.03, 3821.04, and 3821.05

Activity Progress Narrative:

THERE WERE NO REDEVELOPMENT 1 ACTIVITIES DURING QUARTER ENDING 9/30/20.

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

Grantee Activity Number:	REDV 2
Activity Title:	Redevelopment

Activity Category:

Construction of new housing

Project Number:

2

Projected Start Date:

01/01/2019

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Purchase/Rehab/Disposition

Projected End Date:

09/30/2021

Completed Activity Actual End Date:

Responsible Organization:

CITY OF PORT ST LUCIE

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$698,292.66
Total Budget	\$0.00	\$698,292.66
Total Obligated	\$0.00	\$698,292.66
Total Funds Drawdown	\$125,837.38	\$206,373.99
Program Funds Drawdown	\$105,486.85	\$125,200.83
Program Income Drawdown	\$20,350.53	\$81,173.16
Program Income Received	\$25,366.89	\$62,543.90
Total Funds Expended	\$136,230.65	\$222,820.86
CITY OF PORT ST LUCIE	\$136,230.65	\$222,820.86
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Construction of single family residences on vacant City lots within the nine designated census tracts.

Location Description:

Scattered vacant lots within Census tracts: 3820.05, 3815.03, 3818.01, 3818.02, 3820.01, 3820.02, 3820.03, 3821.04, and 3821.05

Activity Progress Narrative:

DURING QUARTER ENDING 9/30/20; TOTAL FUNDS DRAWDOWN REPRESENT REDEVELOPMENT ACTIVITIES FOR THE MONTHS OF JUNE, JULY & AUGUST. TOTAL FUNDS EXPENDED REPRESENT REDEVELOPMENT ACTIVITIES FOR THE MONTHS OF JULY, AUGUST & SEPTEMBER PRELIMINARY.

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

Grantee Activity Number:	RR-1
Activity Title:	Rehabilitation of Residential Properties

Activity Category:
Rehabilitation/reconstruction of residential structures

Project Number:
2

Projected Start Date:
03/09/2009

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LMMI

Activity Status:
Under Way

Project Title:
Purchase/Rehab/Disposition

Projected End Date:
09/30/2021

Completed Activity Actual End Date:

Responsible Organization:
City of Port St Lucie

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$4,456,058.09
Total Budget	\$0.00	\$4,456,058.09
Total Obligated	\$0.00	\$4,456,058.09
Total Funds Drawdown	\$0.00	\$4,456,058.09
Program Funds Drawdown	\$0.00	\$1,183,715.00
Program Income Drawdown	\$0.00	\$3,272,343.09
Program Income Received	\$0.00	\$6,241,218.04
Total Funds Expended	\$0.00	\$4,456,058.08
City of Port St Lucie	\$0.00	\$4,456,058.08
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Rehabilitation of foreclosed residential properties acquired by the City. The direct beneficiary data meeting a national objective will be reported under this activity because the City of Port St Lucie's program consists of acquisition, repair, demolition, reconstruction, and resale of foreclosed single family residential homes. ** After discussions with HUD it was determined that the funding set aside for financing mechanism was not necessary as the funds are being provided as a loan at closing from the proceeds of the sale. Therefore, we will transfer Financing Mechanism funds to Repair / Rehabilitation.**

Location Description:

Within the targeted areas of the City. Those census tracts and block groups are: 15.03, Blocks 1 - 3 18.02, Blocks 1 - 3 20.01, Blocks 1 - 6 20.02, Blocks 1 - 5 20.05, Blocks 1 - 2 21.05, Blocks 4 - 5. August 2009 approved amendment added the following census tracts: 16.03, Blocks 2-3, 18.01, Blocks 1-3, 20.03, Blocks 1-3, 21.04, Blocks 1-3

Activity Progress Narrative:

THERE WERE NO REPAIR/REHABILITATION ACTIVITIES DURING QUARTER ENDING 9/30/20.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	93/112

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	93/112
# of Singlefamily Units	0	93/112

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	61/112	93/112	65.59
# Owner Households	0	0	0	0/0	61/112	93/112	65.59

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	

Grantee Activity Number:	RR-2
Activity Title:	Rehabilitation of Residential Properties

Activity Category:
 Rehabilitation/reconstruction of residential structures

Project Number:
 2

Projected Start Date:
 03/09/2009

Benefit Type:
 Direct (HouseHold)

National Objective:
 NSP Only - LH - 25% Set-Aside

Activity Status:
 Under Way

Project Title:
 Purchase/Rehab/Disposition

Projected End Date:
 09/30/2021

Completed Activity Actual End Date:

Responsible Organization:
 City of Port St Lucie

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$2,700,271.00
Total Budget	\$0.00	\$2,700,271.00
Total Obligated	\$0.00	\$2,700,271.00
Total Funds Drawdown	\$0.00	\$2,700,271.00
Program Funds Drawdown	\$0.00	\$940,434.53
Program Income Drawdown	\$0.00	\$1,759,836.47
Program Income Received	\$5,245.40	\$2,342,000.64
Total Funds Expended	\$0.00	\$2,700,271.00
City of Port St Lucie	\$0.00	\$2,700,271.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Rehabilitation of foreclosed residential properties for disposition to eligible households at or below 50% of the median income. The direct beneficiary data meeting a national objective will be reported under this activity because the City of Port St Lucie's program consists of acquisition, repair, demolition, reconstruction, and resale of foreclosed single family residential homes.

Location Description:

Within the targeted areas of the City. Those census tracts and block groups are: 15.03 Blocks 1-3, 18.02 Blocks 1-3, 20.01 Blocks 1-6, 20.02 Blocks 1-5, 20.05 Blocks 1-2, 21.05 Blocks 4-5. August 2009 approved amendment added the following census tracts: 16.03, Blocks 2-3, 18.01, Blocks 1-3, 20.03, Blocks 1-3, 21.04, Blocks 1-3

Activity Progress Narrative:

THERE WERE NO REPAIR/REHABILITATION ACTIVITIES DURING QUARTER ENDING 9/30/20.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	55/38

ELI Households (0-30% AMI)

0

5/0

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		55/38	
# of Singlefamily Units	0		55/38	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	55/38	0/0	55/38	100.00
# Owner Households	0	0	0	55/38	0/0	55/38	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	

Project # / 3 / Demolition of blighted foreclosed properties

Grantee Activity Number:	DEM-1
Activity Title:	Demolition of blighted properties

Activity Category:

Clearance and Demolition

Activity Status:

Under Way

Project Number:

3

Project Title:

Demolition of blighted foreclosed properties

Projected Start Date:

03/09/2009

Projected End Date:

09/30/2021

Benefit Type:

Area ()

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Port St Lucie

Overall

	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$144,473.46
Total Budget	\$0.00	\$144,473.46
Total Obligated	\$0.00	\$144,473.46
Total Funds Drawdown	\$0.00	\$144,473.46
Program Funds Drawdown	\$0.00	\$34,066.00



Program Income Drawdown	\$0.00	\$110,407.46
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$144,473.46
City of Port St Lucie	\$0.00	\$144,473.46
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Demolition of 17 foreclosed and blighted properties. Direct beneficiary data meeting a national objective will be reported under repair/rehab activities for 9 of these lots as the properties were reconstructed and sold. The remaining 8 lots will have met a national objective under the clearance end use under eligible use D. These remaining 8 lots will be offered to neighboring property owners under a side lot program. Lots that do not sell under the side lot program will be made available to Habitat for Humanity. All proceeds will be repaid to the NSP program.

Location Description:

Within targeted areas: 20.01, Blocks 1 - 6 / 20.02, Blocks 1 - 5 / 20.05, Blocks 1 - 2 / 21.05, Blocks 4 - 5. August 2009 approved amendment added the following census tracts: 18.01, Blocks 1-3 / 20.03, Blocks 1-3

Activity Progress Narrative:

THERE WERE NO DEMOLITION ACTIVITIES DURING QUARTER ENDING 9/30/20.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	17/17
# of buildings (non-residential)	0	0/0
# of public facilities	0	0/0
# of Businesses	0	0/0
# of Non-business	0	0/0
Activity funds eligible for DREF	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	17/17
# of Singlefamily Units	0	17/17

Beneficiaries Performance Measures

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

LMI%:	39.78
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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



Grantee Activity Number:	DEM-2
Activity Title:	Demolition of blighted properties

Activity Category:
Clearance and Demolition

Activity Status:
Under Way

Project Number:
3

Project Title:
Demolition of blighted foreclosed properties

Projected Start Date:
03/09/2009

Projected End Date:
09/30/2021

Benefit Type:
Area ()

Completed Activity Actual End Date:

National Objective:
NSP Only - LH - 25% Set-Aside

Responsible Organization:
City of Port St Lucie

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$114,186.60
Total Budget	\$0.00	\$114,186.60
Total Obligated	\$0.00	\$114,186.60
Total Funds Drawdown	\$0.00	\$114,186.60
Program Funds Drawdown	\$0.00	\$114,186.60
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$90.00
Total Funds Expended	\$0.00	\$114,186.60
City of Port St Lucie	\$0.00	\$114,186.60
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Demolition of 13 foreclosed and blighted properties. Activity funding to be expended for households at or below 50% of median income. 13 blighted properties were demolished in the following low/mod census tracts 15.03 block group 3, 18.02 block group 3, and 20.05 block group 1. The end use being reported for these 13 properties is Clearance under eligible use D. Of these 13 properties: 4 lots were transferred to the Public Works department and the Utilities department for drainage and utilities infrastructure which is also an area benefit in these identified census tracts. The remaining 9 lots will be offered to neighboring homeowners under an upcoming side lot program. Lots that do not sell under the side lot program will be made available to Habitat for Humanity. All proceeds will be repaid to the NSP program. The LMI ratio of 47.69% is less than the 51% LMI ratio target however the City of PSL was granted an LMI ratio exception of 45.2%.

Location Description:

Within targeted areas: 15.03, Blocks 1 - 4 / 18.02, Blocks 1 - 3 / 20.05, Blocks 1 - 2

Activity Progress Narrative:

THERE WERE NO DEMOLITION ACTIVITIES DURING QUARTER ENDING 9/30/20.



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		13/13	
# of buildings (non-residential)	0		0/0	
# of public facilities	0		0/4	
# of Businesses	0		0/0	
# of Non-business	0		0/0	
Activity funds eligible for DREF	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		13/13	
# of Singlefamily Units	0		13/13	

Beneficiaries Performance Measures

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

LMI%:	47.69
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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 # / 4 / Administration

Grantee Activity Number:	ADMIN-1
Activity Title:	Administration of NSP Program

Activity Category: Administration	Activity Status: Under Way
Project Number: 4	Project Title: Administration
Projected Start Date: 03/09/2009	Projected End Date: 09/30/2021
Benefit Type: ()	Completed Activity Actual End Date:
National Objective: N/A	Responsible Organization: City of Port St Lucie

Overall Jul 1 thru Sep 30, 2020 To Date

Total Projected Budget from All Sources	N/A	\$2,150,119.33
Total Budget	\$0.00	\$2,150,119.33
Total Obligated	\$0.00	\$2,150,119.33
Total Funds Drawdown	\$16,621.47	\$2,116,209.58
Program Funds Drawdown	\$6,371.71	\$481,115.05
Program Income Drawdown	\$10,249.76	\$1,635,094.53
Program Income Received	\$0.00	\$214.58
Total Funds Expended	\$15,682.25	\$2,120,903.88
City of Port St Lucie	\$15,682.25	\$2,120,903.88
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Administration of NSP program.

Location Description:

n/a

Activity Progress Narrative:

DURING QUARTER ENDING 9/30/20; TOTAL FUNDS DRAWNDOWN REPRESENTS ADMINISTRATIVE ACTIVITIES FOR THE MONTHS OF JUNE, JULY & AUGUST. TOTAL FUNDS EXPENDED REPRESENTS THE ADMINISTRATIVE ACTIVITIES FOR THE MONTHS OF JULY, AUGUST & SEPTEMBER PRELIMINARY.

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	

