

Grantee: Port St. Lucie, FL

Grant: B-08-MN-12-0025

October 1, 2021 thru December 31, 2021

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: No QPR Contact Found
LOCCS Authorized Amount: \$13,523,132.00	Estimated PI/RL Funds: \$9,300,859.44	
Total Budget: \$22,823,991.44		

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	\$0.00	\$22,228,386.85
Total Budget	\$0.00	\$22,228,386.85
Total Obligated	\$0.00	\$22,228,386.85
Total Funds Drawdown	\$96,626.52	\$22,011,705.05
Program Funds Drawdown	\$85,962.73	\$13,191,696.89
Program Income Drawdown	\$10,663.79	\$8,820,008.16
Program Income Received	\$10,663.79	\$8,821,523.23
Total Funds Expended	\$69,638.02	\$22,028,959.19
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
CITY OF PORT ST LUCIE	\$ 64,430.33	\$ 565,750.62
City of Port St Lucie	\$ 5,207.69	\$ 21,463,208.57

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	\$20,622,328.64	\$.00	\$.00
Limit on Public Services	\$2,028,469.80	\$.00	\$.00
Limit on Admin/Planning	\$1,352,313.20	\$2,199,600.36	\$2,151,887.92
Limit on Admin	\$.00	\$2,199,600.36	\$2,151,887.92
Most Impacted and Distressed	\$.00	\$.00	\$.00



Overall Progress Narrative:

2 out of the 3 newly constructed single family homes have been completed and delivered to the City with Certificates of Occupancy. The 3rd is nearing completion in the next 4 weeks, approximately. Program details for the application process and sale of the homes have been finalized and approved by City Council. Program details were published the beginning of January online and on social media channels under the name "Port St. Lucie Homeownership Program". Two virtual Zoom information sessions were held on January 20, 2022 with approximately 900 participants registered. An Open House at one of the homes was held on January 15, 2022 with approximately 700 residents in attendance. The online application platform and eligibility quiz will be opening on Feb. 1, 2022 at 12:00 p.m. through to February 5, 2022 at 5:00 p.m. Following the application period staff will work with our consultants to select 80% AMI qualified buyers and sell the homes at a rate affordable to 80% AMI. The program including sale should be completed within the next 90-120 days.

Project Summary

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	\$81,720.13	\$20,365,731.02	\$12,539,533.05
3, Demolition of blighted foreclosed properties	\$0.00	\$258,660.06	\$148,252.60
4, Administration	\$4,242.60	\$2,199,600.36	\$503,911.24
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Activities

Project # / 2 / Purchase/Rehab/Disposition



Grantee Activity Number: DISP-2

Activity Title: Disposition of residential properties

Activity Type:

Disposition

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	Oct 1 thru Dec 31, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$340,561.04
Total Budget	\$0.00	\$340,561.04
Total Obligated	\$0.00	\$340,561.04
Total Funds Drawdown	\$124.00	\$329,992.73
Program Funds Drawdown	\$100.00	\$69,269.26
Program Income Drawdown	\$24.00	\$260,723.47
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$1,425.78	\$331,565.44
City of Port St Lucie	\$1,425.78	\$331,565.44
Most Impacted and Distressed Expended	\$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:

Accomplishments Performance Measures

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



	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	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

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None



Grantee Activity Number: REDV 1

Activity Title: Redevelopment

Activity Type:
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	Oct 1 thru Dec 31, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$518.97
Total Budget	(\$49,481.03)	\$518.97
Total Obligated	(\$49,481.03)	\$518.97
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

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:

Accomplishments Performance Measures
No Accomplishments Performance Measures



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None



Grantee Activity Number: REDV 2

Activity Title: Redevelopment

Activity Type:

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

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2021 To Date

\$0.00 \$698,292.66

Total Budget

\$0.00 \$698,292.66

Total Obligated

\$0.00 \$698,292.66

Total Funds Drawdown

\$87,894.99 \$554,221.07

Program Funds Drawdown

\$81,620.13 \$400,321.97

Program Income Drawdown

\$6,274.86 \$153,899.10

Program Income Received

\$10,648.15 \$148,184.35

Total Funds Expended

\$64,430.33 \$565,231.65

CITY OF PORT ST LUCIE

\$64,430.33 \$565,231.65

Most Impacted and Distressed Expended

\$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:

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Project # / 4 / Administration

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

Activity Type:

Administration

Project Number:

4

Projected Start Date:

03/09/2009

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

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

Oct 1 thru Dec 31, 2021 To Date

\$0.00 \$2,199,600.36

Total Budget

\$49,481.03 \$2,199,600.36

Total Obligated

\$49,481.03 \$2,199,600.36

Total Funds Drawdown

\$8,607.53 \$2,151,887.92

Program Funds Drawdown

\$4,242.60 \$503,911.24

Program Income Drawdown

\$4,364.93 \$1,647,976.68

Program Income Received

\$15.64 \$230.22

Total Funds Expended

\$3,781.91 \$2,155,278.64

City of Port St Lucie

\$3,781.91 \$2,155,278.64

Most Impacted and Distressed Expended

\$0.00 \$0.00

Activity Description:

Administration of NSP program.

Location Description:

n/a

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None