

# Grantee: Manatee County, FL

## Grant: B-11-UN-12-0010

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

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<b>Grant Number:</b> B-11-UN-12-0010	<b>Obligation Date:</b>	<b>Award Date:</b>
<b>Grantee Name:</b> Manatee County, FL	<b>Contract End Date:</b> 03/10/2014	<b>Review by HUD:</b> Reviewed and Approved
<b>Grant Award Amount:</b> \$3,321,893.00	<b>Grant Status:</b> Active	<b>QPR Contact:</b> Deborah Ash
<b>LOCCS Authorized Amount:</b> \$3,321,893.00	<b>Estimated PI/RL Funds:</b> \$21,931.00	
<b>Total Budget:</b> \$3,343,824.00		

### Disasters:

#### Declaration Number

No Disasters Found

### Narratives

#### Summary of Distribution and Uses of NSP Funds:

Manatee County has been allocated \$3,321,893 in NSP-3 funds for use on projects throughout the County. The County will distribute the funds in the two activities described below.

##### Activity #1 - Acquisition/Rehabilitation/Disposition

Activity Description: Funding will be allocated for the acquisition, rehabilitation, and rental of single-family and/or multi-family residential units through a third-party developer for those seeking to take part in this activity. The County will conduct an internal selection process to contract with organizations and developers to complete this activity. The County's preference is to create affordable rental units that meet the fair market rents for Manatee County 2011. The County reserves the right to sell rehabilitated homes when County staff deems it appropriate. It is anticipated that all properties assisted will be vacant and that URA will not be triggered. The County's Local Relocation and Anti-Displacement Policy provides more information on this subject, adopted on October 28, 1993 by resolution 93-232. The County will use the minimum affordability period of the federal HOME Investment Partnership Program, 24 CFR 92.252(a), (c), (e), and (f), and 92.254.

The tenure of the beneficiaries of this activity will be rental. To secure NSP3 funds the County will enter into a zero percent interest deferred payment throughout the life of the property. Payments are deferred until change of ownership. Each property has an executed land use and deed restriction agreement.

Location Description: In census clock groups with a foreclosure need score of 19 or greater, with priority given to the target areas (North County Area and South County Area)

Performance Measures: Manatee County hopes to acquire and rehabilitate 28 structures with the initial NSP-3 grant award.

Total Budget: \$2,989,704

Projected Start Date: April 1, 2011

Projected End Date: April 1, 2014

April 2017 - Three (3) original activities have been cancelled as they were unable to be performed. No budget was ever established for the activities and no action was ever undertaken. Funds were utilized by other approved and funded activities.

##### Activity #2 – Planning and Administration

Activity Description: (Include a narrative describing the area of greatest need that the activity addresses; the expected benefit to income-qualified persons; and whether funds used for this activity will be used to meet the low income housing requirement for those below 50% of area median income.) This activity will provide the general administration and planning activities required to receive NSP-3 funding and implement a successful NSP-3 program, including preparation of the substantial amendment, required noticing, monitoring, financial reporting, and other required administrative tasks.

Total Budget: \$332,189 from initial NSP-3 allocation plus 10 percent of program income.

Responsible Organization: Manatee County, Neighborhood Services Department, Community Development Division, 1112 Manatee Avenue West, Fifth Floor, Bradenton, FL 34205; Cheri R. Coryea, Director. Phone: 941-749-3029, Fax: 941-749-3027, email: cheri.coryea@co.manatee.fl.us

Projected Start Date: December 1, 2010

Projected End D

#### Summary of Distribution and Uses of NSP Funds:

ate: April 1, 2014



## How Fund Use Addresses Market Conditions:

The NSP-3 Eligible Areas Map shows all the lesser developed areas east of Interstate-75 and north and south of the Manatee River are eligible areas within Manatee County. Additionally, the urbanized areas west of Interstate-75 on both sides of the Manatee River are eligible under NSP-3. The only exceptions are the barrier island communities of Anna Maria, Bradenton Beach, Holmes Beach, and Long Boat Key along with a small 4 square mile area at the northwest corner of University Parkway and Interstate 75.

### Areas of Greatest Need

Specifically, the target areas are:

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#### 1. North County Areas(Census Tract 1401, 1501)

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The North County has an overall Foreclosure Needs Score of 19.41. The North County area encompasses approximately 19,676 housing units.

Within the North County Target Area the percent of the population which are less than 120 percent AMI is 84.47 percent. Also, the percent of the population below 80 percent AMI is 62.74 percent according to HUD.

According to the USPS, residential addresses in North County are 19,953. Of these, 335 were identified to be vacant by the USPS.

HUD has determined that there have been 3,124 mortgages received between 2004 and 2007 in the North County Target Area. Also, of all mortgages in the Target Area it has been determined that 30.55 percent are considered high costs mortgages.

Over the past year there have been 377 foreclosure starts in the area. In addition there are 112 Real Estate Owned (REO) properties. This calculates to a percentage of Housing Units 90 or more days delinquent or in foreclosure to be 18.81 percent.

#### 2. South County Areas (Census Tract 200, 301, 304, 305, 306, 602)

The South County has an overall Foreclosure Needs Score of 19.23. This exceeds the minimum of 17 required by HUD. The South County area encompasses approximately 5,219 housing units.

Within the South County Target Area the percent of the population which are less than 120 percent AMI is 69.6 percent. Also, the percent of the population below 80 percent AMI is 46.14 percent according to HUD.

According to the USPS, residential addresses in South County are 5,969. Of these, 120 were identified to be vacant by the USPS.

HUD has determined that there have been 2,065 mortgages received between 2004 and 2007 in the South County Target Area. Also, of all mortgages in the Target Area it has been determined that 28.04 percent are considered high costs mortgages.

Over the past year there have been 246 foreclosure starts in the area. In addition there are 73 Real Estate Owned (REO) properties. This calculates to a percentage of Housing Units 90 or more days delinquent or in foreclosure to be 19.21 percent.

All properties will be purchased at a minimum of 1 percent less than the appraised value. Appraisals shall be consistent with the appraisal requirements of the Uniform Relocation Act.

## Ensuring Continued Affordability:

The County will use the minimum affordability period of the federal HOME Investment Partnership Program, 24 CFR 92.252(a), (c), (e), and (f), and 92.254. The minimum affordability period is listed below:

- Up to \$15,000 = 5 years
- \$15,001 - \$40,000 = 10 years
- Over \$40,000 = 15 years
- New Construction = 20 years

## Definition of Blighted Structure:

Manatee County, a Grantee of HUD's CDBG and NSP funds, defines a blighted structure as follows:

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

- A structure that has suffered damage by fire, wind, earthquake, flood, intrusion of water, vandalism or other acts of God and/or man that has weakened or affected major elements of the structure that would deem it unsafe for habitation or any human activity inside or outside thereof.
- A structure that contains equipment that either has affected or has the potential to cause harm to human health, safety, or public welfare. Equipment being defined as, but not limited to, boilers, heating and air conditioning equipment, elevators, moving stairways, electrical wiring or devices, plumbing connections or devices, flammable or corrosive containers, or other equipment in and/or around the structure or premises that could potentially have an adverse effect on human health, safety, or public welfare.
- A structure that has an egress that is either damaged, aged, not of adequate size, or is not arranged in a manner that would allow safe path of travel for humans in case of fire, flood, or other instance that would cause panic and/or threat of life.
- A structure that contains mold, asbestos, lead based paint, and/or any other substance that is known to have an adverse effect on human life or public welfare.
- A structure that is in disrepair or the conditions thereof is such that it exhibits signs of inadequate maintenance, decay, deterioration, dilapidation, or use for which the structure is not meant, posing a threat to human health, safety, or public welfare.
- A structure that contains elements that are deemed unsafe or unsanitary for habitation and/or the anticipated use, such as a gathering of the public, commercial activity, or more.
- A structure that contains auxiliary and/or ancillary structures or elements, attached to or on the general premises that were constructed without the appropriate permits, plans review, inspections, or meeting other requirements as outlined by the local building department of the municipality in which the structure exists.
- A structure that is determined blighted by any other means than before mentioned, as documented in writing by a member of the Manatee County Building Department or Code Enforcement staff, with appropriate support material (e.g. proof that legal process for construction and/or remodel was not followed, photographs, code enforcement complaints, etc.). This is to be reviewed by a member of Manatee County's Neighborhood Services Community Development staff, being signed and dated by both parties, showing co

## Definition of Blighted Structure:

sensus of the structures condition and determination as blighted.

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



**Definition of Affordable Rents:**

**Affordable Rents**

The following table shows the Final FY 2010 FMRs by unit bedrooms. The FMRs for units with different numbers of bedrooms are computed from the ratio of the 2005 Revised Final FMRs (based on 2000 Decennial Census Data) for the different unit sizes to the 2005 2-Bedroom Revised Final FMRs. These Rent Ratios are applied to the Final FY 2010 2-Bedroom FMR to determine the Final FY 2010 FMRs for the different size units.

Manatee County - FY 2011 Fair Market Rent by Bedroom Units

- Efficiency \$843
- One Bedroom \$923
- Two Bedroom \$1,111
- Three Bedroom \$1,419
- Four Bedroom \$1,559

Source: HUD, Final FY 2011 Fair Market Rent Documentation System

The 40th Percentile 2005 Intermediate Rents for different size units are computed from 40th Percentile 2000 Census Base Rents that are updated to 2005 using the 2000-to-2005 update factors for each unit size derived from the Revised Final FY 2005 FMR for the old FMR area that contained North Port-Sarasota-Bradenton, FL MSA.

**Housing Rehabilitation/New Construction Standards:**

The housing rehabilitation standards that will apply to NSP assisted rehabilitation activities will require that all buildings be brought up to local code, that required building permits be obtained and that appropriate inspections be performed. The Manatee County HOME and Housing Rehabilitation programs have existing established rehabilitation standards for use in existing rehabilitation activities. These locally developed standards meet the requirements of the existing HOME program and will be applied to NSP assisted activities. County inspection will determine the need for rehabilitation and the maximum amount of the assistance to be provided. All work completed as a part of the NSP-3 program will be completed in accordance with Manatee County building code requirements.

In addition to meeting local building codes, Manatee County will follow HUD standards which include:

- All gut rehabilitation or new construction of residential buildings up to three stories must be designed to meet the standard for Energy Star Qualified New Homes.
- All gut rehabilitation or new construction of mid or high rise multifamily units must be designed to meet American Society of Heating , Refrigerating , and Air-Conditioning Engineers Standard 90.1-2004, Appendix G plus 20% (which is the Energy Star standard for multi-family buildings piloted by EPA and Dept. of Energy) .
- Other rehabilitation must meet these standards to the extent applicable to the rehabilitation work undertaken, e.g. replace older obsolete products and appliances with Energy Star-46 labeled products.
- Water efficient toilets, showers, and faucets, such as those with the WaterSense label, must be installed.
- Where relevant, the housing should be improved to mitigate the impact of disasters (e.g., earthquake, hurricane, flooding, fires).

**Vicinity Hiring:**

All Grantees, Contractors, and/or agencies will be required to comply with vicinity hiring as a condition of receiving NSP3 funds. Also, Manatee County educates all contractors on Section 3 requirements before responding to Requests for Proposals. All Manatee County contractors are required to register with Job etc. which is a local employment agency that looks to hire Manatee County residents for open positions.

**Procedures for Preferences for Affordable Rental Dev.:**

Manatee County intends to utilize all NSP3 funds to benefit rental housing. Due to the limited amount of funds and small geographic area any and all projects are welcome and will be reviewed on a first come first served basis. If two projects come in at the time and would otherwise be eligible to receive funding then a rental project will be given preference over a homeownership or demolition project.

**Grantee Contact Information:**

The Manatee County Neighborhood Services Department will be the responsible agency for administering the NSP-3 Program. The contact information for the Manatee County program administrator is listed below. Citizens and other interested parties may use the contact information below for additional information pertaining to the NSP-3 program.

NSP3 Program Administrator Contact Information

- Name (Last, First): Coryea, Cheri
- Email Address: cheri.coryea@mymanatee.org
- Phone Number: 941-749-3029
- Fax Number: 941-749-3027
- Mailing Address: 1112 Manatee Avenue West, Bradenton, Florida 34205
- Web Address: www.mymanatee.org

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	\$0.00	\$3,343,824.00
<b>Total Budget</b>	\$0.00	\$3,343,824.00
<b>Total Obligated</b>	\$0.00	\$3,324,773.64



<b>Total Funds Drawdown</b>	\$0.00	\$3,310,277.08
<b>Program Funds Drawdown</b>	\$0.00	\$3,288,346.08
<b>Program Income Drawdown</b>	\$0.00	\$21,931.00
<b>Program Income Received</b>	\$0.00	\$21,931.00
<b>Total Funds Expended</b>	\$0.00	\$3,310,277.08
<b>HUD Identified Most Impacted and Distressed</b>	\$0.00	\$0.00
<b>Other Funds</b>	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

### Funds Expended

<b>Overall</b>	<b>This Period</b>	<b>To Date</b>
CRA Community Development Group, Inc.10	\$ 0.00	\$ 465,333.91
CRA Community Development Group, Inc.7	\$ 0.00	\$ 1,242,052.37
Harvest Tabernacle of Sarasota, Inc.	\$ 0.00	\$ 1,025,606.30
Manatee County Neighborhood Services	\$ 0.00	\$ 0.00
Manatee County Neighborhood Services Department	\$ 0.00	\$ 334,382.00
Village Group Partner's, Inc.	\$ 0.00	\$ 242,902.50

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Target</b>	<b>Projected</b>	<b>Actual</b>
<b>Overall Benefit Percentage</b>	99.99%	.00%	.00%
<b>Minimum Non Federal Match</b>	\$ .00	\$ .00	\$ .00
<b>Overall Benefit Amount</b>	\$334,348,961.76	\$ .00	\$ .00
<b>Limit on Public Services</b>	\$498,283.95	\$ .00	\$ .00
<b>Limit on Admin/Planning</b>	\$332,189.30	\$334,382.00	\$ .00
<b>Limit on Admin</b>	\$ .00	\$334,382.00	\$ .00
<b>Most Impacted and Distressed</b>	\$ .00	\$ .00	\$ .00
<b>Progress towards LH25 Requirement</b>	\$835,956.00		\$2,289,385.95

### Overall Progress Narrative:

During the reporting period - On September 29, 2020 two Manatee County surplus properties were conveyed to a non-profit partner to develop and sell to an income eligible household.

## Project Summary

<b>Project #, Project Title</b>	<b>This Report</b>	<b>To Date</b>	
	<b>Program Funds Drawdown</b>	<b>Project Funds Budgeted</b>	<b>Program Funds Drawdown</b>
1- Acquisition, Rehab, Disposition, 1-Acquisition,	\$0.00	\$3,009,442.00	\$2,956,157.08
2 - Admin/Plng, 2- Admin/Plng	\$0.00	\$334,382.00	\$332,189.00

