

# Grantee: Pasco County, FL

## Grant: B-11-UN-12-0014

### October 1, 2019 thru December 31, 2019 Performance Report

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<b>Grant Number:</b> B-11-UN-12-0014	<b>Obligation Date:</b>	<b>Award Date:</b>
<b>Grantee Name:</b> Pasco County, FL	<b>Contract End Date:</b> 03/10/2014	<b>Review by HUD:</b> Reviewed and Approved
<b>Grant Award Amount:</b> \$5,185,778.00	<b>Grant Status:</b> Active	<b>QPR Contact:</b> No QPR Contact Found
<b>LOCCS Authorized Amount:</b> \$5,185,778.00	<b>Estimated PI/RL Funds:</b> \$4,000,000.00	
<b>Total Budget:</b> \$9,185,778.00		

### Disasters:

#### Declaration Number

No Disasters Found

### Narratives

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

The data source used was provided by the Department of Housing and Urban Development (HUD). HUD has given a score to every census tract in the country, with 20 being those most in need and 1 being the least. Scoring was based on subprime loans between 2004-2007; the increase in the unemployment rate between March 2005 and March 2010 using the Bureau of Labor Standards Local Area Unemployment Statistics; the fall in home value using the Federal Housing Finance Agency Home Price Index; the number of foreclosure starts between January 2007 and March 2010; the number of foreclosure completions between January 2007 and June 2010; and the number of vacant homes using data from the U.S. Postal Service. Additional data was obtained by the Clerk of the Circuit Court, the Federal Emergency Management Agency and Multiple Listing Service.

Pasco County looked at the information HUD developed through the NSP mapping tool. We limited our investigation to areas that scored "20", which HUD has determined is the areas of greatest need. We also looked at the areas that were not located in the flood zone, which hampers rehabilitation efforts, and that has not seen as much activity from NSP1 and NSP2. The area chosen has been named the Greater Elfers neighborhood. Elfers is one of the oldest areas in the western Pasco area. New Port Richey is the second tier neighborhood.

(NOTE) On August 21, 2012, the Board of County Commissioners (BCC) approved the expansion of the area to include New Port Richey.

(NOTE) On November 7, 2012, the BCC approved rental acquisition and rehabilitation as a new strategy. On April 10, 2013, the BCC approved the use of NSP3 funds for the rehabilitation of the Palm Island Apartments, acquired with NSP2 funds for Catholic Charities. This project has since been completed. The 21 unit complex has 11 units for persons under 50 percent; 5 units for persons up to 80 percent; and 5 units for persons up to 120 percent of the area median income.

The application for funding and target area map can be found at:[http://portal.pascocountyfl.net/portal/server.pt/community/community\\_development/227/home\\_page](http://portal.pascocountyfl.net/portal/server.pt/community/community_development/227/home_page)

#### How Fund Use Addresses Market Conditions:

The Greater Elfers Neighborhood was first settled in 1870s, and is one of the oldest communities on the west coast of Florida. In 1913 a rail depot was established and the area began to flourish. The area was the central point for orange growers and a packing house was established. From 1925-1933 the area was incorporated as the City of Elfers.

During World War II, men from across the United States were exposed to Florida because of the large number of training facilities and hospitals located in the Sunshine State. Many acres of orange groves in west Pasco were converted to retirement communities. Greater Elfers was no different. Subdivisions such as Colonial Manor and Sunshine Park were developed in the 1960s, and Colonial Hills, Virginia City, and Holiday Garden Estates were developed in the 1970s.

These homes remained predominately senior in housing, but that began to change in the 1980s and 1990s. As Pinellas County to the south became unaffordable, young families began to migrate to Pasco County to live. More than half the working population of Greater Elfers leaves the County every day for employment.

During the housing boom of the 2000s, house prices increased 50-100%. When the bust occurred, hundreds of homes were foreclosed, and there are hundreds more in various stages of foreclosure now. Investors are swooping into the neighborhood and converting homes that were always inhabited by homeowners into rental property. While rental properties are important and necessary, too much rental in a single-family neighborhood can lead to an area that is destabilized by transient populations.

However, there are signs that the market has bottomed out and is beginning to stabilize. Greater Elfers, with a location closer to the work centers of Pinellas than other parts of Pasco, will see its home values stabilize earlier than other parts of Pasco.



**Ensuring Continued Affordability:**

To ensure affordability, all NSP3 funds shall be recaptured. Additionally, Pasco County will at time of re-sale, recapture the amount of equity that is not initially mortgaged by the lender and the County at the time of initial sale, if any funds are available.

**Definition of Blighted Structure:**

Blighted structure means a deteriorated or deteriorating structure, which endangers life or property by fire or other causes, unsanitary or unsafe condition(s), or deterioration of the site and its improvements, which conditions(s) impair or arrest the sound growth of the County or are a menace to the public health, safety, morals or welfare.

**Definition of Affordable Rents:**

The maximum affordable rents shall not exceed the "Fair Market Rent" as published by HUD for the Tampa-St. Petersburg-Clearwater Standard Metropolitan Statistical Area.

**Housing Rehabilitation/New Construction Standards:**

All housing rehabilitated through the NSP3 must meet the standards of the Pasco County Homebuyer Assistance Program Minimum Housing Standards Checklist. The Checklist exceeds the Section 8 guidelines and the Pasco County Building Code.

All gut rehabilitation or new construction (i.e., general replacement of the interior of a building that may or may not include changes to structural elements such as flooring systems, columns or load bearing interior or exterior walls) of residential buildings up to three stories will be designed to meet the standard for Energy Star Qualified New Homes.

All gut rehabilitation or new construction of mid- or high-rise multifamily housing will be designed to meet American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) Standard 90.1-2004, Appendix G plus 20 percent (which is the Energy Star standard for multifamily buildings piloted by the Environmental Protection Agency and the Department of Energy).

Other rehabilitation will meet these standards to the extent applicable to the rehabilitation work undertaken, e.g., replace older obsolete products and appliances (such as windows, doors, lighting, hot water heaters, furnances, boilers, air conditioning units, refrigerators, clothes washers and dishwashers) with Energy Star-46 labeled products.

Water efficient toilets, showers, and faucets, such as those with the WaterSense label, will be installed.

The housing will be built to mitigate hurricanes, such as the installation of windows, doors and garage doors in wind mitigation zones that meet the State wind standards.

**Vicinity Hiring:**

NSP3 requires a preference for vendors that are located in the target area for hiring. Pasco County will meet these requirements with the following actions:

1. All contracts with vendors will strongly recommend the use of vicinity area vendors as subcontractors.
2. Information sessions will be held with local vendors to notify them about NSP 3 hiring possibilities.
3. Projects that meet Section 3 thresholds will be required to attempt to hire employees from the Target Area.

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

Pasco County will endeavor to purchase and rehabilitate eligible multi-family properties to create affordable rental opportunities for low and moderate-income households. Pasco County will contract with not-for-profit agencies to purchase, rehabilitate and manage these properties so all income levels will have the opportunity to live in decent, safe and affordable housing.

**Grantee Contact Information:**

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Daniel Warchol, Accountant II, Public Services - Fiscal; 8610 Galen Wilson Blvd., Port Richey, FL 34668-5973 (727) 484-3059 ext 2825

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$8,168,333.00
<b>Total Budget</b>	\$0.00	\$8,168,333.00
<b>Total Obligated</b>	\$0.00	\$7,396,333.00
<b>Total Funds Drawdown</b>	\$0.00	\$7,017,878.98
<b>Program Funds Drawdown</b>	\$0.00	\$4,643,142.55
<b>Program Income Drawdown</b>	\$0.00	\$2,374,736.43
<b>Program Income Received</b>	\$33,926.26	\$2,837,060.64
<b>Total Funds Expended</b>	\$0.00	\$7,086,778.03
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$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	\$777,866.70	\$0.00
Limit on Admin/Planning	\$518,577.80	\$625,117.45
Limit on Admin	\$0.00	\$625,117.45
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$2,296,444.50	\$790,530.36

## Overall Progress Narrative:

Pasco County Community Development(PCCD) is looking at various properties in NSP 3 census tract areas, in order to complete this grant and meet all of our set asides.

## Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
525-Admin, Administration	\$0.00	\$850,000.00	\$105,521.22
526-POP L\I, POP Acquisition/Rehab	\$0.00	\$972,000.00	\$39,014.15
526-POP LMMI, POP Acquisition and Rehab	\$0.00	\$3,270,000.00	\$1,781,504.63
527-Homebuyer L\I, Homebuyer Assistance Low-Income	\$0.00	\$0.00	\$0.00
527-Homebuyer LMMI, Homebuyer Assistance LMMI	\$0.00	\$0.00	\$0.00
528-Spec Needs, Spec Nds Hsg-Purchase Rehab	\$0.00	\$528,950.00	\$413,942.96
529-Demo, Demolition	\$0.00	\$200,000.00	\$7,871.34
530-New Construction L\I, New Construction L\I	\$0.00	\$150,000.00	\$0.00
530-New Construction LMMI, New Construction LMMI	\$0.00	\$2,347,383.00	\$2,295,288.25



## Activities

**Project # /** 526-POP LMMI / POP Acquisition and Rehab

**Grantee Activity Number:** 526-POP LMMI

**Activity Title:** POP Acquisition and Rehab LMMI

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

526-POP LMMI

**Projected Start Date:**

05/01/2011

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

POP Acquisition and Rehab

**Projected End Date:**

04/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Pasco County2

Overall	Oct 1 thru Dec 31, 2019	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$3,270,000.00
<b>Total Budget</b>	\$0.00	\$3,270,000.00
<b>Total Obligated</b>	\$0.00	\$3,270,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$3,178,694.94
<b>Program Funds Drawdown</b>	\$0.00	\$1,781,504.63
<b>Program Income Drawdown</b>	\$0.00	\$1,397,190.31
<b>Program Income Received</b>	\$33,926.26	\$1,693,627.08
<b>Total Funds Expended</b>	\$0.00	\$3,178,504.02
Pasco County2	\$0.00	\$3,178,504.02
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

NOTE: BUDGET ADJUSTED TO ADD PROGRAM INCOME RECEIVED. P. PLAYER 04.23.15

Through not-for-profit agency developers, properties will be purchased, rehabilitated and sold to eligible homebuyers. The agencies will find properties in the designated area. The properties will be inspected by County staff and a review will be conducted as to whether it is feasible for rehabilitation and financially feasible for acquisition. Once the property is acquired, County staff will assist the agency in rehabilitating the property. The agency will then sell the property to an eligible homebuyer who will receive homeownership assistance from the County. Pasco County will lend to the agencies the NSP funds at an interest rate of 0% for 12 months, which can be renewed if the property is not completed and sold. When the property is sold, part of the debt will be assumed by the buyer, as their homeownership assistance. The buyer is responsible for finding a lender to finance the first mortgage. The house will be sold at a price less than what it cost for NSP to acquire and rehabilitate the property. The County assistance will eventually be re-paid to the County, and those funds will be used to produce other NSP 3 eligible projects, thus ensuring the continuation of affordable housing in the area. On all contracts, agencies and other vendors will be strongly counseled to use local vendors in the vicinity in subcontracts. Pasco County will conduct an outreach campaign to contact those vendors and inform them about the program. If bids are obtained and a local vicinity contractor has the same bid as non-vicinity



contractor, the vicinity contractor will be awarded the contract. Taking foreclosed and abandoned homes, rehabilitating them, and putting homeowners in these vacant homes will stabilize the market conditions in the neighborhood by decreasing the amount of blighted homes available. Pasco County will not spend any of its NSP3 funds for rental housing. The neighborhood being assisted by these funds has been targeted by investors who have made this neighborhood, which is predominately single-family, a rental community, destabilizing the neighborhood. NSP1 and NSP2 funds are paying for rental housing in other areas.

**Location Description:**

Greater Elfers Neighborhood and New Port Richey Neighborhood

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	22/32
# of Singlefamily Units	0	22/32

**Beneficiaries Performance Measures**

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	2/0	12/0	25/32	56.00
# Owner Households	0	0	0	2/0	12/0	25/32	56.00

**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	

