

# Grantee: Port St. Lucie, FL

## Grant: B-11-MN-12-0025

October 1, 2021 thru December 31, 2021

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<b>Grant Number:</b> B-11-MN-12-0025	<b>Obligation Date:</b>	<b>Award Date:</b>
<b>Grantee Name:</b> Port St. Lucie, FL	<b>Contract End Date:</b> 03/10/2014	<b>Review by HUD:</b> Reviewed and Approved
<b>Grant Award Amount:</b> \$3,515,509.00	<b>Grant Status:</b> Active	<b>QPR Contact:</b> No QPR Contact Found
<b>LOCCS Authorized Amount:</b> \$3,515,509.00	<b>Estimated PI/RL Funds:</b> \$2,248,232.71	
<b>Total Budget:</b> \$5,763,741.71		

### Disasters:

#### Declaration Number

No Disasters Found

### Narratives

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

ELIGIBLE USE B: Acquisition and Rehabilitation:

Activity 1:Purchase/Rehab The City plans to purchase and rehabilitate foreclosed homes and provide them for resale to eligible clients utilizing a grantee-driven homeownership program. We will reserve a small amount of funding for a pilot buyer-driven homeownership program where eligible buyers can purchase (from the lender) a foreclosed home that does not need substantial repair. Deferred interest-free mortgages will be provided to assist in making the homes affordable. We will also provide funding for or transfer rehabbed properties to nonprofit developers through an RFP process soliciting both rental and homeownership strategies. A minimum of 53 units will be acquired and rehabilitated or demolished/reconstructed for income levels up to 120% of the median in targeted neighborhoods utilizing NSP 3 and NSP 1 funding and NSP 1 program income in the targeted NSP 3 area. At least 25% of initial NSP 3 funding will benefit 50% of the median or below. It is anticipated that 45 units will be resold for homeownership, 6 units are projected for demolition and 2 units are anticipated to be utilized as rentals. It is our intent to amend our NSP 1 plan to allow for rental units to be authorized under the NSP 1 program as well as NSP 3.

Activity 2: Planning and Administration

Total NSP 3 funding \$3,515,509

Purchase and Rehabilitation - \$3,163,959, Planning and Administration - \$351,550

#### How Fund Use Addresses Market Conditions:

As indicated above, Port St. Lucie's areas of greatest need were established after consideration was given to recent data descriptions of neighborhoods and amount of funding already distributed in targeted areas through NSP 1 funding and review of Realtytrac data, local realtor data and Clerk of the Court information developed during implementation of NSP1. Data descriptions considered included Neighborhood NSP3 Score (must be 20 for our purposes) total housing units in the neighborhood, the impact number, economic stability of the block groups being considered, the home values and rate of home value depreciation. Block groups with a score of 20 had the highest rates of foreclosures, delinquencies and subprime loans as compared to other tracts in the City. Another consideration from lessons learned in NSP 1 was resale. The census tract originally selected was 2005 Block Group 2. This area is in the core area of the City where there is a mix of housing units. This block group was heavily developed during the boom years and contains a good mix of old and new homes of varying sizes on each street. It has some of the highest foreclosure numbers per capita in the city, yet is a good combination of old and new housing units. HUD data provides a target number of homes that should be purchased by grantees in order to make an "impact" on the neighborhood. This number for census tract 2005 block group 2 was 53 homes. We anticipated being able to reach that target number by utilizing a mix of NSP3 funding and NSP 1 program income. We also counted the number of homes already purchased in the area, as the census tract as a whole was designated as part of a larger target area under NSP 1. We anticipated being able to purchase an additional 39 homes with the combined funds from the two NSP programs; we had purchased 14 homes in CT 2005-2 previously. The total amount would have provided us with the 53 homes anticipated to be purchased in the target area. Therefore, we should have been able to realistically meet our impact goal. As anticipated, there are many vacant homes in CT 2005-2, and many of those homes are in foreclosure and have been in foreclosure for some time. The reality is that many of those foreclosures stalled as a result of problems with the legal firms processing those files; others were delayed because lenders wanted to slow down the process and sell some of the homes before they acquired others. The City of Port St. Lucie has purchased six homes under NSP3, is waiting for contracts on two others and has a few other homes that may be available in the near future. But it has been a slow process; there are not many houses in the neighborhood that can be fixed up and sold to low, moderate and middle income households. We need more choices and more houses that have already gone through the foreclosure process. For this reason, we are expanding our targeted area to include census tract 2005-1, an area directly North of our current targeted area but still in the core of the city and still high in foreclosures. We anticipate that a larger targeted area will allow us to meet our original



goals for NSP3. The new area will be described as Census Tract 2005 which now consists of the 2010 Census Tract numbers 3820.07 and 3820.08 and includes the following area in Port St. Lucie: p>p>bordered on the west by Florida's Turnpike, on then

**How Fund Use Addresses Market Conditions:**

orth by Prima Vista Blvd., on the east by Airoso Blvd. and on the south by Port St. Lucie Blvd. The targeted area excludes homes located along busy streets such as Airoso, Bayshore or Prima Vista and in commercial or conversion areas or unincorporated county. It is not our intent to establish a tiered approach to determine the distribution of funding to prospective homeowners as we are only contemplating working with one block group NSP3 PROGRAM - SUBSTANTIAL ACTION PLAN AMENDMENT NO. 3 Exten

**Ensuring Continued Affordability:**

The NSP program requires that the City provide for the continued affordability of homes purchased, rehabbed and resold under the program "to the maximum extent practicable and for the longest term feasible." The City proposes to provide a financing subsidy on a sliding scale in accordance with income to assist eligible clients purchase foreclosed properties. We will promote continued affordability for NSP- assisted properties by requiring, in the terms of our deferred interest-free mortgage, that the home be held by the income eligible household, or the developer (in the case of rental units occupied by income eligible households) for 25 years; otherwise 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 for direct loans to borrowers or in a deed restriction for developers. Also, 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. The NSP requires that the City provide for the continued affordability of homes purchased, rehabbed and resold under the program "to the maximum extent practicable and for the longest term feasible." The City proposes to provide a financing subsidy on a sliding scale in accordance with income to assist eligible clients purchase foreclosed properties. We will promote continued affordability for NSP- assisted properties by requiring, in the terms of our deferred interest-free mortgage, that the home be held by the income eligible household, or the developer (in the case of rental units occupied by income eligible households) for 25 years; otherwise 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 for direct loans to borrowers or in a deed restriction for developers. Also, 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. NSP funds will be loaned as follows: Affordability Period and Loan Repayment Client income Subsidy Affordability Period Repayment 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 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. (120% of median income) Middle Income Up to \$20,000 (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. &nbsp;

**Ensuring Continued Affordability:**

p; Each year that the assisted property is owned and occupied by eligible households or by the loan recipient, a proportional amount of NSP funding, as shown above, will be forgiven. Should a recipient sell the property prior to the end of the loan period, the outstanding principal balance of NSP dollars will be recaptured by the City of Port St. Lucie and reused in the NS

**Definition of Blighted Structure:**

Blighted Structure. For the purpose of the NSP program 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.

**Definition of Affordable Rents:**

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 the family's adjusted income. The table below provides HUD-defined rent limits for Port St. Lucie for 2010-2011. At no point will rental strategies target income groups exceeding 80% of the median income. The City's homeownership rate is much higher than the national average at 79.9% (national average is 65.9%) and any rental strategy provided by an organization that addresses the income groups described above would be appropriate.

Maximum Rent Limits

- Efficiency
- 1 BR
- 2 BR
- 3 BR
- 4 BR
- \$737
- \$739
- \$936
- \$1,237
- \$1,275

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

Compliance with Rental Housing Preferences: preference for support of rental strategies will be given to proposals (after an RFP process) that benefit low income (50% of the median and below) until the minimum 25% set aside has been met. Port St. Lucie plans to prepare an RFP in order to be able to allocate NSP funds to and/or transfer purchased and rehabbed



properties to developer nonprofits to provide rental housing. We plan to concentrate our efforts on low income clients, at 50% of median or below.

**Housing Rehabilitation/New Construction Standards:**

Homes rehabilitated with NSP funds will meet the State of Florida and local building codes. The rehab standards will comply with all applicable laws and codes for housing safety, quality and habitability. Energy or conservation improvements and modern green building improvements will be included. Rehabilitation proposals, to the extent applicable, will include replacement of older obsolete products and appliances with Energy Star-46 labeled products. Water efficient toilets, showers, and faucets will be installed where these items are replaced. All housing will be upgraded for hurricane mitigation to the extent practical. All new construction of residential buildings (designed for redevelopment activities) will be designed to meet the standard for Energy Star Qualified New Homes. No high-rise rehab or reconstruction is contemplated. The Community Services Department has adopted and revised the St. Lucie County HOME rehab standards to ensure that appropriate written rehabilitation standards are adopted. A copy of those standards may be requested from the Department of Community Services, City of Port St. Lucie

**Vicinity Hiring:**

The City of Port St. Lucie will to the maximum extent feasible, provide for hiring of employees that reside in the vicinity of NSP3 funded projects or contract with small businesses that are owned and operated by persons residing in the vicinity of NSP3 projects. A list will be prepared of all small businesses with occupational licenses in the NSP3 project area. That list will be made available to every contractor bidding on repair/rehab of NSP properties and they will be encouraged to hire those businesses as needed. All contractors will be encouraged to provide listings of job availability at the job site and to provide door hangers of job availability for the neighborhood residents to better target local residents in hiring.

**Grantee Contact Information:**

NSP3 Program Administrator Contact Information  
 Name (Last, First)  
 Capezzuto, Carmen, A.  
 Email Address  
 carmenc@cityofpsl.com  
 Phone Number  
 772-871-5148  
 Fax Number  
 772-344-4340  
 Mailing Address  
 City of Port St. Lucie,  
 121 SW Port St. Lucie Blvd, Port St. Lucie, FL 34984  
 Web Address: www.cityofpsl.com

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	\$0.00	\$5,763,741.71
<b>Total Budget</b>	\$0.00	\$5,763,741.71
<b>Total Obligated</b>	\$0.00	\$5,763,741.71
<b>Total Funds Drawdown</b>	\$37,674.32	\$5,627,972.20
<b>Program Funds Drawdown</b>	\$26,194.35	\$3,443,259.51
<b>Program Income Drawdown</b>	\$11,479.97	\$2,184,712.69
<b>Program Income Received</b>	\$11,479.97	\$2,184,712.69
<b>Total Funds Expended</b>	\$46,899.97	\$5,629,065.36
<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>
CITY OF PORT ST LUCIE	\$ 46,899.97	\$ 5,629,065.36

**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>	\$5,315,059.53	\$ .00	\$ .00
<b>Limit on Public Services</b>	\$527,326.35	\$ .00	\$ .00
<b>Limit on Admin/Planning</b>	\$351,550.90	\$448,150.62	\$444,997.60
<b>Limit on Admin</b>	\$ .00	\$448,150.62	\$444,997.60
<b>Most Impacted and Distressed</b>	\$ .00	\$ .00	\$ .00
<b>Progress towards LH25 Requirement</b>	\$1,440,935.43		\$1,912,244.91

## 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 (2) 50% AMI qualified buyers and (1) 80% AMI qualified buyer and sell the homes at a rate affordable to the AMI categories respectively. The program including sales 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, Acquisition and Rehabilitation	\$25,335.71	\$5,315,591.09	\$3,207,479.10
2, Planning and Administration	\$858.64	\$448,150.62	\$235,780.41
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

## Activities

**Project # / 1 / Acquisition and Rehabilitation**



## Grantee Activity Number: ACQ 2

### Activity Title: ACQUISITION & REHABILITATION

**Activity Type:**

Acquisition - general

**Project Number:**

1

**Projected Start Date:**

03/10/2011

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Acquisition and Rehabilitation

**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
<b>Total Projected Budget from All Sources</b>	\$0.00	\$840,804.94
<b>Total Budget</b>	\$0.00	\$840,804.94
<b>Total Obligated</b>	\$0.00	\$840,804.94
<b>Total Funds Drawdown</b>	\$1,201.95	\$840,668.61
<b>Program Funds Drawdown</b>	\$711.90	\$765,940.28
<b>Program Income Drawdown</b>	\$490.05	\$74,728.33
<b>Program Income Received</b>	\$0.00	\$58,121.24
<b>Total Funds Expended</b>	\$585.99	\$841,037.30
CITY OF PORT ST LUCIE	\$585.99	\$841,037.30
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00

**Activity Description:**

Purchase and rehabilitate foreclosed homes and provide them for resale to eligible clients utilizing a grantee-driven homeownership program. Deferred interest-free mortgages will be provided to assist in making the homes affordable.

**Location Description:**

Census tract selected is 2005 Block Group 2, bordered on the north by Prima Vista Blvd, south by Port St Lucie Blvd, west by Macedo Blvd and east by Airoso Blvd.

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of buildings (non-residential)</b>	0	0/0
<b># of Parcels acquired by admin</b>	0	0/0



# of Parcels acquired by	0	0/0
# of Parcels acquired	0	9/10
# of Properties	0	9/10
Total acquisition compensation	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	9/10
# of Singlefamily Units	0	9/10

### 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	1/10	0/0	1/10	100.00
# Owner	0	0	0	1/10	0/0	1/10	100.00
# Renter	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

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Activity Supporting Documents: None



## Grantee Activity Number: Redevelopment - 2

### Activity Title: Redevelopment

**Activity Type:**

Construction of new housing

**Project Number:**

1

**Projected Start Date:**

01/01/2019

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Acquisition and Rehabilitation

**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 \$684,693.36

**Total Budget**

\$0.00 \$684,693.36

**Total Obligated**

\$0.00 \$684,693.36

**Total Funds Drawdown**

\$34,834.04 \$596,651.73

**Program Funds Drawdown**

\$24,623.81 \$527,939.35

**Program Income Drawdown**

\$10,210.23 \$68,712.38

**Program Income Received**

\$11,479.97 \$71,187.87

**Total Funds Expended**

\$45,656.22 \$597,257.63

CITY OF PORT ST LUCIE

\$45,656.22 \$597,257.63

**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, 3820.01,3820.02,3820.03,3821.04,3821.05

**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

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Activity Supporting Documents: None

**Project # / 2 / Planning and Administration**



**Grantee Activity Number: ADMIN 1**  
**Activity Title: ADMINISTRATION**

**Activity Type:**

Administration

**Project Number:**

2

**Projected Start Date:**

03/10/2011

**Benefit Type:**

N/A

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

Planning and 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 \$448,150.62

**Total Budget**

\$0.00 \$448,150.62

**Total Obligated**

\$0.00 \$448,150.62

**Total Funds Drawdown**

\$1,638.33 \$444,997.60

**Program Funds Drawdown**

\$858.64 \$235,780.41

**Program Income Drawdown**

\$779.69 \$209,217.19

**Program Income Received**

\$0.00 \$0.00

**Total Funds Expended**

\$657.76 \$445,116.18

CITY OF PORT ST LUCIE

\$657.76 \$445,116.18

**Most Impacted and Distressed Expended**

\$0.00 \$0.00

**Activity Description:**

PLANNING AND ADMINISTRATION OF NSP 3 FUNDING.

**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

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**Activity Supporting Documents:** None

