

Grantee: Port St. Lucie, FL

Grant: B-08-MN-12-0025

July 1, 2011 thru September 30, 2011 Performance Report

Grant Number:

B-08-MN-12-0025

Obligation Date:

03/03/2009

Grantee Name:

Port St. Lucie, FL

Award Date:**Grant Amount:**

\$13,523,132.00

Contract End Date:

03/06/2013

Grant Status:

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

Tricia Swift-Pollard

Disasters:

Declaration Number

NSP

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
- \$721
- \$723
- \$916
- \$1,211
- \$1,248

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 deered, soft-second loans that are recaptured, in whole or in part, if the home is sold prior to the end of the affordability period. NSP funds will be loaned as follows (Exhibit 4)

Exhibit 4
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.

Each year that the assisted property is owned and occupied 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 NSP program.

4. Housing Rehabilitation 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 may be included for low income clients. The Community Services Department will adopt the St. Lucie County HOME rehab standards to ensure that appropriate written rehabilitation standards are adopted.

Each year that the assisted property is owned and occupied 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 NSP program.

4. Housing Rehabilitation 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 may be included for low income clients. The Community Services Department will adopt the St. Lucie County HOME rehab standards to ensure that appropriate written rehabilitation standards are adopted.

Low Income Targeting:

The NSP requires that 25% of the allocation to each locality be used for housing to assist low income households &ndash 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.

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 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.

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 with the initial appropriation of funds

Activity
< 50% of median
50-80% of median
80%-120% of median
Sales to Homebuyers
38
67
45

NSP funds will be used primarily to acquire vacant foreclosed properties, rehabilitate or demolish those properties and resell to eligible clients as shown above.

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.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$13,523,132.00
Total CDBG Program Funds Budgeted	N/A	\$13,523,132.00
Program Funds Drawdown	\$0.00	\$12,287,789.05
Program Funds Obligated	\$0.00	\$13,523,132.00
Program Funds Expended	\$100,615.41	\$12,287,789.05
Match Contributed	\$0.00	\$0.00
Program Income Received	\$741,025.58	\$3,358,169.82
Program Income Drawdown	\$611,071.94	\$1,824,538.13

Progress Toward Required Numeric Targets

Requirement	Required	To Date
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	\$775,278.30
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$3,380,783.00	\$4,289,493.60

Overall Progress Narrative:

SOLD 14 HOMES DURING QUARTER ENDING 9/30/11: 1 ELI, 6 LOW, 4 MODERATE, AND 3 MIDDLE INCOME CLIENTS FOR A TOTAL OF 62 HOMES SOLD THRU QUARTER ENDING 9/30/11. DEMOLISHED 4 HOMES DURING QUARTER ENDING 9/30/11 FOR A TOTAL OF 25 HOMES DEMOLISHED SINCE THE INCEPTION OF THE NSP PROGRAM. REPAIR/REHABILITATION, DISPOSITION AND DEMOLITION ACTIVITIES ARE STILL ONGOING.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Financing Mechanisms	\$0.00	\$0.00	\$0.00
2, Purchase/Rehab/Disposition	\$0.00	\$12,018,819.00	\$11,701,949.91
3, Demolition of blighted foreclosed properties	\$0.00	\$152,000.00	\$148,252.60
4, Administration	\$0.00	\$1,352,313.00	\$437,586.54
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Activities

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 Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Purchase/Rehab/Disposition

Projected End Date:

03/09/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Port St Lucie

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$6,453,973.00
Total CDBG Program Funds Budgeted	N/A	\$6,453,973.00
Program Funds Drawdown	\$0.00	\$6,453,973.00
Program Funds Obligated	\$0.00	\$6,453,973.00
Program Funds Expended	\$20,049.11	\$6,453,973.00
City of Port St Lucie	\$20,049.11	\$6,453,973.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$7,686.83

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:

NO ACQUISITION ACTIVITY FOR QUARTER ENDING 9/30/11.
 THE PROGRAM FUNDS EXPENDED AMOUNT ENTERED FOR THE QUARTER IS AN ADJUSTMENT TO BRING THE CUMULATIVE TOTAL PROGRAM FUNDS EXPENDED AMOUNT IN LINE WITH THE TOTAL CUMULATIVE DRAWDOWN AMOUNT WHICH REFLECTS THE CORRECT TOTAL AMOUNT EXPENDED FOR THIS ACTIVITY.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	112/112
# 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 voluntarily	0	112/112
Total acquisition compensation to	0	0/0

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

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 Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Purchase/Rehab/Disposition

Projected End Date:

03/09/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Port St Lucie

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$3,136,307.00
Total CDBG Program Funds Budgeted	N/A	\$3,136,307.00
Program Funds Drawdown	\$0.00	\$3,136,307.00
Program Funds Obligated	\$0.00	\$3,136,307.00
Program Funds Expended	\$102,227.88	\$3,136,307.00
City of Port St Lucie	\$102,227.88	\$3,136,307.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$375.00

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:

NO ACQUISITION ACTIVITY FOR QUARTER ENDING 9/30/11.

THE PROGRAM FUNDS EXPENDED AMOUNT ENTERED FOR THE QUARTER IS AN ADJUSTMENT TO BRING THE CUMULATIVE TOTAL PROGRAM FUNDS EXPENDED AMOUNT IN LINE WITH THE TOTAL CUMULATIVE DRAWDOWN AMOUNT WHICH REFLECTS THE CORRECT TOTAL AMOUNT EXPENDED FOR THIS ACTIVITY

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	38/38
# 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 voluntarily	0	38/38
Total acquisition compensation to	0	0/0

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

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:	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:

03/09/2013

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

City of Port St Lucie

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,352,313.00
Total CDBG Program Funds Budgeted	N/A	\$1,352,313.00
Program Funds Drawdown	\$0.00	\$437,586.54
Program Funds Obligated	\$0.00	\$1,352,313.00
Program Funds Expended	(\$5,496.62)	\$437,586.54
City of Port St Lucie	(\$5,496.62)	\$437,586.54
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$92,266.40	\$337,691.76

Activity Description:

Administration of NSP program.

Location Description:

n/a

Activity Progress Narrative:

CARRIED OUT ADMINISTRATIVE DUTIES FOR THE NSP 1 PROGRAM.

** THE PROGRAM FUNDS ENTERED FOR THE QUARTER IS AN ADJUSTMENT TO BRING THE CUMUALTIVE TOTAL PROGRAM FUNDS EXPENDED IN LINE WITH THE TOTAL CUMULATIVE DRAWDOWN AMOUNT WHICH REFLECTS THE CORRECT TOTAL AMOUNT EXPENDED FOR THIS ACTIVITY. THE ADJUSTMENT RESULTED FROM OVERCORRECTION OF CHARGES POSTED ON GRANTEE FINANCE EXPENDITURES REPORT AND ACKNOWLEDGING PROGRAM INCOME RECEIVED AT THE END OF THE FISCAL YEAR FOR DRAWDOWN PURPOSES.**

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

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:	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:

03/09/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Port St Lucie

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$37,813.40
Total CDBG Program Funds Budgeted	N/A	\$37,813.40
Program Funds Drawdown	\$0.00	\$34,066.00
Program Funds Obligated	\$0.00	\$37,813.40
Program Funds Expended	\$12,543.00	\$34,066.00
City of Port St Lucie	\$12,543.00	\$34,066.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$22,265.00	\$49,068.71

Activity Description:

Demolition of foreclosed and blighted properties. 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:

DEMOLISHED 4 PROPERTIES DURNING QUARTER ENDING 9/30/11 DESIGNATED AS MOD/MIDDLE INCOME PROPERTIES.

THE PROGRAM FUNDS EXPENDED AMOUNT ENTERED FOR THE QUARTER IS AN ADJUSTMENT TO BRING THE CUMULATIVE TOTAL PROGRAM FUNDS EXPENDED AMOUNT IN LINE WITH THE TOTAL CUMULATIVE DRAWDOWN AMOUNT WHICH REFLECTS THE CORRECT TOTAL PROGRAM FUNDS AMOUNT EXPENDED FOR THIS ACTIVITY.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	4	12/7
# of buildings (non-residential)	0	0/0
# of Public Facilities	0	0/0
# of Businesses	0	0/0

# of Non-business Organizations	0	0/0
Activity funds eligible for DREF (Ike)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	4	12/7
# of Singlefamily Units	4	12/7

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	0/7	0/7	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:	DEM-2
Activity Title:	Demolition of blighted properties

Activity Category:

Clearance and Demolition

Project Number:

3

Projected Start Date:

03/09/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Demolition of blighted foreclosed properties

Projected End Date:

03/09/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Port St Lucie

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$114,186.60
Total CDBG Program Funds Budgeted	N/A	\$114,186.60
Program Funds Drawdown	\$0.00	\$114,186.60
Program Funds Obligated	\$0.00	\$114,186.60
Program Funds Expended	\$0.00	\$114,186.60
City of Port St Lucie	\$0.00	\$114,186.60
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$90.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Demolition of foreclosed and blighted properties. Activity funding to be expended 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: 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:

NO DEMOLITION ACTIVITY DURING QUARTER ENDING 9/30/11

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	0/0
# of Businesses	0	0/0

# of Non-business Organizations	0	0/0
Activity funds eligible for DREF (Ike)	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	0/13	0/0	0/13	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:

03/09/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Port St Lucie

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$192,000.00
Total CDBG Program Funds Budgeted	N/A	\$192,000.00
Program Funds Drawdown	\$0.00	\$86,921.68
Program Funds Obligated	\$0.00	\$192,000.00
Program Funds Expended	\$28,267.14	\$86,921.68
City of Port St Lucie	\$28,267.14	\$86,921.68
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$35,995.83	\$85,442.09

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:

PROVIDED DISPOSITION ACTIVITIES WHICH INCLUDE BUT ARE NOT LIMITED TO UTILITIES USAGE, MOWING, LANDSCAPING, CLEANING, ETC.

ACCOMPLISHMENT DATA BEING REPORTED UNDER THE REPAIR/REHAB ACTIVITIES.

THE PROGRAM FUNDS EXPENDED AMOUNT ENTERED FOR THE QUARTER IS AN ADJUSTMENT TO BRING THE CUMULATIVE TOTAL EXPENDED AMOUNT IN LINE WITH THE TOTAL CUMULATIVE DRAWDOWN AMOUNT WHICH REFLECTS THE CORRECT TOTAL PROGRAM FUNDS AMOUNT EXPENDED

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
# 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:	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:

03/09/2013

Benefit Type:

Direct Benefit (Households)

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, 2011	To Date
Total Projected Budget from All Sources	N/A	\$64,000.00
Total CDBG Program Funds Budgeted	N/A	\$64,000.00
Program Funds Drawdown	\$0.00	\$63,438.70
Program Funds Obligated	\$0.00	\$64,000.00
Program Funds Expended	\$22,750.55	\$63,438.70
City of Port St Lucie	\$22,750.55	\$63,438.70
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$27,212.73	\$57,341.80

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:

PROVIDED DISPOSITION ACTIVITIES WHICH INCLUDE BUT ARE NOT LIMITED TO UTILITIES USAGE, MOWING, LANDSCAPING, CLEANING, ETC. ACCOMPLISHMENT DATA BEING REPORTED UNDER THE REPAIR/REHAB ACTIVITIES. **THE PROGRAM FUNDS EXPENDED AMOUNT ENTERED FOR THE QUARTER IS AN ADJUSTMENT TO BRING THE CUMULATIVE TOTAL PROGRAM FUNDS EXPENDED AMOUNT IN LINE WITH THE TOTAL CUMULATIVE DRAWDOWN AMOUNT WHICH REFLECTS THE CORRECT TOTAL PROGRAM FUNDS AMOUNT EXPENDED.**

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	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 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
# 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: RR-1

Activity Title: Rehabilitation of Residential Properties

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

2

Project Title:

Purchase/Rehab/Disposition

Projected Start Date:

03/09/2009

Projected End Date:

03/09/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Port St Lucie

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$1,197,539.00
Total CDBG Program Funds Budgeted	N/A	\$1,197,539.00
Program Funds Drawdown	\$0.00	\$1,028,745.85
Program Funds Obligated	\$0.00	\$1,197,539.00
Program Funds Expended	(\$166,984.89)	\$1,028,745.85
City of Port St Lucie	(\$166,984.89)	\$1,028,745.85
Match Contributed	\$0.00	\$0.00
Program Income Received	\$474,366.51	\$2,320,781.44
Program Income Drawdown	\$283,791.01	\$960,437.75

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:

DURING QUARTER ENDING 9/30/11 - SOLD 7 SINGLE FAMILY RESIDENCES TO 3 MIDDLE INCOME & 4 MODERATE INCOME CLIENTS

** THE PROGRAM FUNDS EXPENDED AMOUNT ENTERED FOR THE QUARTER IS AN ADJUSTMENT TO BRING THE CUMULATIVE TOTAL PROGRAM FUNDS EXPENDED AMOUNT IN LINE WITH THE TOTAL CUMULATIVE DRAWDOWN AMOUNT WHICH REFLECTS THE CORRECT TOTAL AMOUNT EXPENDED FOR THIS ACTIVITY. THE ADJUSTMENT WAS THE RESULT OF ACKNOWLEDGING PROGRAM INCOME RECEIVED AT THE END OF THE FISCAL YEAR FOR DRAWDOWN PURPOSES.**

Accomplishments Performance Measures

**This Report Period
Total**

**Cumulative Actual Total / Expected
Total**

# of Properties	7	36/112
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	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	7	36/112
# of Singlefamily Units	7	36/112

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	7	7	0/0	24/112	36/112	66.67
# Owner Households	0	7	7	0/0	24/112	36/112	66.67

Activity Locations

Address	City	State	Zip
801 SW Andrew Rd	Port St Lucie	NA	34953
1985 SE Fallon Dr	Port St Lucie	NA	34983
132 SW Carter Ave	Port St Lucie	NA	34983
2221 SW Edison Cir	Port St Lucie	NA	34983
1962 SW Granello Ter	Port St Lucie	NA	34952
2174 SE Midtown Rd	Port St Lucie	NA	34952
2031 SE Ellington Ter	Port St Lucie	NA	34952

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

Activity Status:

Under Way

Project Number:

2

Project Title:

Purchase/Rehab/Disposition

Projected Start Date:

03/09/2009

Projected End Date:

03/09/2013

Benefit Type:

Direct Benefit (Households)

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, 2011

To Date

Total Projected Budget from All Sources	N/A	\$975,000.00
Total CDBG Program Funds Budgeted	N/A	\$975,000.00
Program Funds Drawdown	\$0.00	\$932,563.68
Program Funds Obligated	\$0.00	\$975,000.00
Program Funds Expended	\$87,259.24	\$932,563.68
City of Port St Lucie	\$87,259.24	\$932,563.68
Match Contributed	\$0.00	\$0.00
Program Income Received	\$266,659.07	\$1,037,298.38
Program Income Drawdown	\$149,540.97	\$326,494.19

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:

SOLD 7 SINGLE FAMILY RESIDENCES DURING QUARTER ENDING 9/30/11 - 1 ELI AND 6 LOW.
** THE PROGRAM FUNDS EXPENDED AMOUNT ENTERED FOR THE QUARTER IS AN ADJUSTMENT TO BRING THE CUMULATIVE TOTAL PROGRAM FUNDS EXPENDED AMOUNT IN LINE WITH THE TOTAL CUMULATIVE DRAWDOWN AMOUNT WHICH REFLECTS THE CORRECT TOTAL AMOUNT EXPENDED FOR THIS ACTIVITY.**

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	7	26/38

ELI Households (0-30% AMI)

1

1/0

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	7		26/38	
# of Singlefamily Units	7		26/38	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	7	0	7	26/38	0/0	26/38	100.00
# Owner Households	7	0	7	26/38	0/0	26/38	100.00

Activity Locations

Address	City	State	Zip
1857 SW McAllister LN	Port St Lucie	NA	34953
2265 SE Belvedere St	Port St Lucie	NA	34984
745 SW Hogan St	Port St Lucie	NA	34983
510 SW Dalton Cir	Port St Lucie	NA	34953
2437 SE Lakewood St	Port St Lucie	NA	34952
522 SW Duxbury Ave	Port St Lucie	NA	34983
350 SW Eyerly Ave	Port St Lucie	NA	34983

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	