

Grantee: Port St. Lucie, FL

Grant: B-11-MN-12-0025

July 1, 2011 thru September 30, 2011 Performance Report

Grant Number:

B-11-MN-12-0025

Obligation Date:**Grantee Name:**

Port St. Lucie, FL

Award Date:**Grant Amount:**

\$3,515,509.00

Contract End Date:

03/10/2014

Grant Status:

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

Tricia Swift-Pollard

Disasters:**Declaration Number**

NSP

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:

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. Market conditions as a whole have changed somewhat since data was prepared for NSP1. Single family home market values continue to decline although at a slower pace. We anticipate a 10% decline in home values for last year and a 5% decline in the coming year as values begin to stabilize. 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. With a score of 20 these block groups had the highest rates of foreclosures, delinquencies and subprime loans than other tracts in the City.. Another consideration from lessons learned in NSP 1 is resale. The census tract selected is 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 has 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. We should be able to easily purchase and resell to all income groups in this neighborhood.

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 is 53 homes. We anticipate being able to reach that target number by utilizing a mix of NSP3 funding and NSP 1 program income. We have 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 anticipate being able to purchase an additional 39 homes with the combined funds from the two NSP programs; we have already purchased 14 homes in CT 2005-2 previously. The total amount will provide us with 53 homes anticipated to be purchased in the target area. Therefore, we should be able to realistically meet our impact goal. The area includes lower and moderate value homes which will give the program the ability to provide all homeownership and rental options envisioned.

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.

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

\$754

\$756

\$958

\$1,266

\$1,305

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.

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.

Grantee Contact Information:

NSP3 Program Administrator Contact Information

Name (Last, First)
Swift-Pollard, Tricia
Email Address
TriciaP@cityofpsl.com
Phone Number
Fax Number
772-871-5284
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

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$3,515,509.00
Total CDBG Program Funds Budgeted	N/A	\$3,515,509.00
Program Funds Drawdown	\$38,180.97	\$38,180.97
Program Funds Obligated	\$83,959.00	\$435,509.00
Program Funds Expended	\$70,203.48	\$89,067.10
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

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	\$527,326.35	\$0.00
Limit on Admin/Planning	\$351,550.90	\$36,967.27
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$351,550.90	\$351,550.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$878,877.25	\$878,878.00

Overall Progress Narrative:

PURCHASED THE FIRST NSP 3 PROPERTY DURING QUARTER ENDING 9/30/11 WITH THREE ADDITIONAL PROPERTIES UNDER PURCHASE CONTRACTS. OUR FIRST NSP 3 PROPERTY HAS BEEN SLATED FOR DEMOLITION AND RECONSTRUCTION. BENEFICIARY DATA MEETING NATIONAL OBJECTIVES AS WELL AS PROPERTY ADDRESS INFORMATION WILL BE REPORTED AT THE TIME AN NSP 3 PROPERTY IS SOLD.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Acquisition and Rehabilitation	\$1,213.70	\$3,163,959.00	\$1,213.70
2, Planning and Administration	\$36,967.27	\$351,550.00	\$36,967.27
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number:	ACQ/RR 1
Activity Title:	ACQUISITION & REHABILITATION

Activity Category:

Acquisition - general

Project Number:

1

Projected Start Date:

03/10/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

03/09/2014

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	\$2,285,081.00
Total CDBG Program Funds Budgeted	N/A	\$2,285,081.00
Program Funds Drawdown	\$160.28	\$160.28
Program Funds Obligated	\$5,081.00	\$5,081.00
Program Funds Expended	\$608.12	\$608.12
CITY OF PORT ST LUCIE	\$608.12	\$608.12
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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. 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.

Location Description:

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

Activity Progress Narrative:

PROJECT STAFF TIME HOUR CHARGES FOR QUARTER ENDING 9/30/11

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/40
# 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	0/40
Total acquisition compensation to	0	0/0

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/40	
# of Singlefamily Units	0		0/40	

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	0/40	0/40	0
# Owner Households	0	0	0	0/0	0/40	0/40	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/RR 2
Activity Title:	ACQUISITION & REHABILITATION

Activity Category:

Acquisition - general

Project Number:

1

Projected Start Date:

03/10/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

03/09/2014

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	\$878,878.00
Total CDBG Program Funds Budgeted	N/A	\$878,878.00
Program Funds Drawdown	\$1,053.42	\$1,053.42
Program Funds Obligated	\$78,878.00	\$78,878.00
Program Funds Expended	\$44,475.37	\$44,475.37
CITY OF PORT ST LUCIE	\$44,475.37	\$44,475.37
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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. 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. 2 units are anticipated to be utilized as rentals

Location Description:

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

Activity Progress Narrative:

PURCHASED 1 PROPERTY DURING QUARTER ENDING 9/30/11 WHICH HAS BEEN SLATED FOR DEMOLITION AND RECONSTRUCTION.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/13
# 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	0/13

Total acquisition compensation to 0 0/0

	This Report Period		Cumulative Actual Total / Expected
	Total		Total
# of Housing Units	0		0/13
# of Singlefamily Units	0		0/13

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	0/13	0/0	0/13	0
# Owner Households	0	0	0	0/11	0/0	0/11	0
# Renter Households	0	0	0	0/2	0/0	0/2	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

Activity Category:

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:

03/09/2014

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	\$351,550.00
Total CDBG Program Funds Budgeted	N/A	\$351,550.00
Program Funds Drawdown	\$36,967.27	\$36,967.27
Program Funds Obligated	\$0.00	\$351,550.00
Program Funds Expended	\$25,119.99	\$43,983.61
CITY OF PORT ST LUCIE	\$25,119.99	\$43,983.61
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

PLANNING AND ADMINISTRATION OF NSP 3 FUNDING.

Location Description:

N/A

Activity Progress Narrative:

CARRIED OUT ADMINISTRATIVE DUTIES FOR THE NSP 3 PROGRAM.

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
