

# **THE NSP SUBSTANTIAL AMENDMENT**

Jurisdiction(s): Pinellas County Board of County Commissioners	NSP Contact Person: Sheri Harris Address: 600 Cleveland Street, Suite 800 Clearwater, FL 33755 Telephone: 727-464-8210 Fax: 727-464-8215 Email: sharris@pinellascounty.org
Jurisdiction Web Address: <a href="http://www.pinellascounty.org/community">www.pinellascounty.org/community</a>	

## ***A. AREAS OF GREATEST NEED***

Pinellas County proposes to amend our Action Plan and Consolidated Plan for the purpose of fulfilling the requirements to receive Neighborhood Stabilization Program (NSP) funds from the U.S. Department of Housing and Urban Development (HUD) authorized under Title III of the Housing and Economic Recovery Act of 2008. Such amendment will allow Pinellas County to receive an allocation of \$8,063,759 to be used for the purpose of acquiring and redeveloping foreclosed and abandoned properties within our communities. It is anticipated that program income from these activities will occur and be utilized for additional NSP activities.

In Pinellas County, the target areas for the Neighborhood Stabilization Program were developed pursuant to the Housing and Economic Recovery Act of 2008 as outlined below by identifying the census tracts with the:

- Greatest percentage of home foreclosures;
- Highest percentage of homes financed by a sub-prime mortgage related loan; and
- Areas identified as the most likely to face a significant rise in the rate of home foreclosures.

NSP funds must be targeted to the geographic areas of greatest need, which have been identified utilizing the detailed foreclosure and pre-foreclosure activity with HUD's foreclosure and abandonment risk score data. The analysis was first based on the greatest percentage of foreclosures to determine that our focus would be on the scores that ranked 10. Our targeting then looked at the highest percentage of homes financed by sub-prime mortgages and established that our focus would be 37-47%. Finally, we analyzed the data that was provided for foreclosures over the next 18 months and determined that our initial focus would be 9-10%.

If foreclosed properties are not able to be secured, utilizing the established discount method that has been established, the County will identify other priority areas that include areas with an estimated risk score of 9 for foreclosed and abandoned homes. If properties are identified that will assist with neighborhood stabilization, the County will purchase blighted and/or foreclosed and abandoned property located outside the high priority area.

## ***B. DISTRIBUTION AND USES OF FUNDS***

Based on the data provided by HUD and additional analysis that will be conducted by the County at time of implementation of the program, the funding will be distributed to the areas of the County that are identified as the high priority areas, that have an estimated risk score of 10 within the County. For

the census tract areas that have a high priority ranked as 10, these areas are also ranked as the highest priority based on the highest percentage of subprime mortgage financing and anticipated significant rise in foreclosures over the next 18 months.

The Census Tract data provided by HUD indicates that one of the highest priority areas includes our already established target area in Central Lealman. In addition to the Lealman area, Clearwater, Seminole and Gulfport have been identified as a high priority.

The County will expand the target areas to include the 9% estimated risk score for foreclosed and abandoned homes if the properties don't meet the discount pricing requirements. Due to the limited time frames that participating jurisdictions have to commit the NSP funds, expanding the high priority target areas for distribution will not require an amendment to the plan.

### ***C. DEFINITIONS AND DESCRIPTIONS***

#### **(1) Definition of “blighted structure” in context of state or local law.**

##### **Entitlement Jurisdiction’s Response:**

For purposes of determining blighted structures to be assisted with the NSP Funding, “blighted structure” will be defined as any structure unfit for use, habitation, or dangerous to persons or other property. In addition, a structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare. This includes structures showing evidence of physical decay or neglect, excessive use, or lack of maintenance. Characteristics also include any nuisance conditions including but not limited to:

Any “Nuisance” as defined by law, or

- (a) Any attractive nuisance which may be detrimental to the health or safety of children whether in a building, on the premises of a building, or upon an unoccupied lot. This includes, but is not limited to: abandoned wells, shafts, basements, excavations, unclean swimming pools or spas, abandoned iceboxes, refrigerators, motor vehicles, and any structurally unsound fences or structures, lumber, trash, fences, or debris which may prove a hazard for inquisitive minors; dust, smoke, vibration or noise, or whatever may render air, food, or drink detrimental to the health of human beings;
- (b) Unsanitary conditions or anything offensive to the senses or dangerous to health including, but not limited to, the emission of odors, sewage, human waste, liquids, gases, dust, smoke, vibration or noise, or whatever may render air, food, or drink detrimental to the health of human beings;
- (c) Physical conditions such as, but not limited to, old, dilapidated, abandoned: scrap or metal, paper, building materials and equipment, bottles, glass, appliances, furniture, rags, rubber, motor vehicles, and parts thereof;
- (d) Physical conditions posing fire hazards; or
- (e) Physical conditions posing a hazard such as but not limited to dead or damaged trees.

**(2) Definition of “affordable rents.” *Note:* Grantees may use the definition they have adopted for their Community Development Block Grant Program (CDBG) but should review their existing definition to ensure compliance with NSP program-specific requirements such as continued affordability.**

**Entitlement Jurisdiction’s Response:**

“Affordable rents” shall mean the maximum allowable HOME Rents as published by HUD. These rents must also include utilities. If the tenant pays utilities, a utility allowance must be subtracted from the maximum allowable rent to determine the maximum contract rent.

**(3) Describe how the grantee will ensure continued affordability for NSP assisted housing.**

**Entitlement Jurisdiction’s Response:**

Pinellas County will ensure long term affordability through the use of a Land Use Restriction Agreement (LURA) that will be recorded against the property. If an owner who has been assisted through this program transfers title to the property before the affordability period expires, the assistance provided by the County will be subject to recapture.

The County will monitor the properties that are assisted with NSP funds during the affordability period to ensure that the specified units are affordable. This will be done utilizing the standards established with the CDBG Program. In addition, all properties receiving NSP funding will be secured by a recorded mortgage on the property.

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

- Up to \$15,000 = 5 Years
- \$15,001 - \$40,000 = 10 Years
- Over \$40,000 = 15 Years
- New Construction = 30 Years

**(4) Describe housing rehabilitation standards that will apply to NSP assisted activities.**

**Entitlement Jurisdiction’s Response:**

Pinellas County will utilize the housing rehabilitation standards, which exceed the minimum code requirements, as described in the Pinellas County Community Development policies. All housing that requires rehabilitation must meet minimum local building codes adopted by the County or municipality, including the Standard Southern Building Code (SBCCI). Pinellas County will incorporate modern, green building and energy-efficiency improvement standards, whenever feasible, to provide for longer-term sustainability.

***D. LOW INCOME TARGETING***

**Identify the estimated amount of funds appropriated or otherwise made available under the NSP to be used to purchase and redevelop abandoned or foreclosed upon homes or residential properties for housing individuals or families whose incomes do not exceed 50 percent of area median income: \$2,015,939.**

***Note: At least 25% of funds must be used for housing individuals and families whose incomes do not exceed 50 percent of area median income.***

**Entitlement Jurisdiction’s Response:**

Pinellas County will utilize the majority of the 25% set aside for the acquisition and rehabilitation of properties for rental housing that serves households at or below 50% of AMI; however, homeownership opportunities will not be excluded. Multi-family development projects are defined to include duplexes and triplexes.

Selection of the projects will include an analysis of the applicants to determine capacity with property management. The County will review potential multifamily development acquisitions and rehabilitations for financial feasibility and analyze the operating pro-forma. The proposals for the multifamily developments serving families at or below 50% area median income must identify the source of funding and ability to provide necessary support services for tenants. The low income targeting set aside is identified in the budget for acquisition and rehabilitation activities.

***E. ACQUISITIONS & RELOCATION***

**Indicate whether grantee intends to demolish or convert any low- and moderate-income dwelling units (i.e., ≤ 80% of area median income).**

**If so, include:**

- **The number of low- and moderate-income dwelling units—i.e., ≤ 80% of area median income—reasonably expected to be demolished or converted as a direct result of NSP-assisted activities.**
- **The number of NSP affordable housing units made available to low-, moderate-, and middle-income households—i.e., ≤ 120% of area median income—reasonably expected to be produced by activity and income level as provided for in DRGR, by each NSP activity providing such housing (including a proposed time schedule for commencement and completion).**
- **The number of dwelling units reasonably expected to be made available for households whose income does not exceed 50 percent of area median income.**

**Entitlement Jurisdiction’s Response:**

It is difficult to determine whether demolition of foreclosed or abandoned properties will be needed until specific properties are identified. If the cost to rehabilitate the unit exceeds 50% of the acquisition cost, and/or the cost of acquisition and rehabilitation exceeds one hundred percent (100%) loan-to-value, the County will assess the feasibility of demolition.

The budget provides for the demolition of approximately ten (10) units; however, if the structures are in satisfactory condition and no demolition is required, the County will move these funds to another activity without amending the plan. The demolition activity will meet the definition of a “blighted structure” as defined in the Amendment. In some instances, this may be a structure in a contiguous neighborhood that may be just outside the boundaries. The flexibility to address this type of situation provides the ability to stabilize the high priority neighborhood.

It is anticipated that the acquisition process will begin in January 2009 or upon executed grant agreements between the County and HUD. Rehabilitation will be provided upon completion of the acquisition of the property. The project will be considered completed when (1) the property is transferred to an eligible homeowner; or, (2) the unit is rented to an eligible tenant.

The County will comply with the Uniform Relocation Act requirements.

***F. PUBLIC COMMENT***

**Provide a summary of public comments received to the proposed NSP Substantial Amendment.**

**Entitlement Jurisdiction's Response:**

The Substantial Amendment to the Action Plan comment period was advertised in the St. Petersburg Times on October 27, 2008 and appeared on the Department website October 28, 2008. The public comment period deadline was November 11, 2008. Following is a summary of public comments received to the proposed Substantial Amendment:

**Will be added at the end of the comment period.**

***G. NSP INFORMATION BY ACTIVITY (COMPLETE FOR EACH ACTIVITY)***

**Activity #1**

(1) **Activity Name:** NSP Administration

(2) **Activity Type:** (include NSP eligible use & CDBG eligible activity)

NSP allows 10% of initial allocation and 10% of program income, to be used for general administration and planning activities (Federal Register, Vol. 73, No. 194, II. H.)

CDBG – 24 CFR 570.205 and 24 CFR 570.206

(3) **National Objective:** (Must be a national objective benefiting low, moderate and middle income persons, as defined in the NSP Notice—i.e., ≤ 120% of area median income).

To administer activities that benefit low and moderate income persons under 24 CFR 570.208 (a) (2) and potentially under 24 CFR 570.208 (a) (1) (up to 120% of Median Family Income permitted under NSP)

(4) **Activity Description:**

This activity will provide the general administration and planning activities required to receive NSP funding and successfully implement the activities identified in the NSP program.

(5) **Location Description:** (Description may include specific addresses, blocks or neighborhoods to the extent known.)

This activity will be carried out in the Census tracts identified in Exhibit A; other Census tracts may have equal need, as they are identified when implementing the programs.

(6) **Performance Measures**

Pinellas County will complete planning activities to receive NSP funds and NSP funds will be accurately administered.

(7) **Total Budget**

\$806,376 of the NSP funds allocated to Pinellas County will be utilized over the five year program period, beginning with pre-award activities as of September 29, 2008.

(8) **Responsible Organization: (Describe the responsible organization that will implement the NSP activity, including its name, location, and administrator contact information)**

Contact Information - Pinellas County Community Development  
600 Cleveland Street, Suite 800  
Clearwater, FL 33755  
Anthony Jones, Director  
Telephone: 727-464-8210  
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(9) **Projected Start Date:** September 29, 2008 (Federal Register, Vol. 73, No. 194, II. C. allows reimbursement for pre-award costs.

(10) **Projected End Date:** July 30, 2013

**Activity #2**

(1) **Activity Name:** NSP Acquisition Program

(2) **Activity Type: (include NSP eligible use & CDBG eligible activity)**

NSP (B) – Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties.

CDBG – 24 CFR 570.201 (a) Acquisition

(3) **National Objective: (Must be a national objective benefiting low, moderate and middle income persons, as defined in the NSP Notice—i.e., ≤ 120% of area median income).**

Activities benefiting Low-Moderate Income Persons – Limited clientele activity benefiting low and moderate income persons – 24 CFR 570.208(a) (2)

(4) **Activity Description:**

This activity will address neighborhood stabilization within the identified target areas through the purchase of foreclosed properties. Properties acquired under this activity will be purchased at a minimum discount of 5% of the current market appraised value per individual property or a minimum discount of 15% of the entire portfolio of properties acquired under this activity.

Oversight will be provided to identify lenders that have a current inventory of foreclosed properties within our high priority areas and meet the guidelines of being vacant for at least 90 days. Negotiations with the lenders will need to meet the requirements established to obtain the maximum reasonable discount for the program.

Pinellas County will require that the lender provide documentation that the property has been vacant for a minimum of ninety (90) days. The purchase of specific foreclosed properties will be dependent of the highest degree of neighborhood need and the availability of foreclosed properties that can be obtained at a price consistent with the discount requirements of NSP funding. Eligible costs may include, but are not limited to, pre-purchase soft costs such as property appraisals, title searches, title clearance, surveys, Phase 1 and Phase 2 environmental assessments; purchase costs including those associated with the acquisition and closing; and post purchase costs including asbestos assessment and abatement, if applicable, demolition, property maintenance, property insurance, and costs associated with securing property.

Some of the properties obtained under this activity will be for the purpose of land banking for future redevelopment. In some instances, the Pinellas County Community Land Trust would be utilized as the resource for future redevelopment to serve households whose income does not exceed 120% of Area Median Income. The tenure of the beneficiaries of this activity can be either that of rental or homeownership.

**(5) Location Description: (Description may include specific addresses, blocks or neighborhoods to the extent known.)**

This activity will be carried out in the target areas as referenced in Section A – Areas of Greatest Need. After analysis within the target area, specific properties will be identified and a final determination based on an analysis of location, amount of rehabilitation, ownership, and other criteria that may affect the affordability and resale ability. If the acquisition of properties within the greatest area of need is not feasible because of financial or economic feasibility and/or of the discount requirements, the next highest priority area within the County will be targeted.

**(6) Performance Measures**

Acquisition funds will be provided for 34 homes. 12 of the units to be acquired will target families with household incomes that are below 50% of median family income.

**(7) Total Budget**

It is anticipated that \$4,289,346 will be utilized for acquisition of foreclosed homes. This budget includes acquisition and costs associated with closing on the property.

**(8) Responsible Organization: (Describe the responsible organization that will implement the NSP activity, including its name, location, and administrator contact information)**

Pinellas County Community Development will be the responsible entity for providing oversight for the implementation of the acquisitions. Pinellas County will conduct an analysis of the properties including, but not limited to, financial feasibility, environmental clearance, Lead Based Paint inspections, and other pertinent Federal Requirements prior to completion of the acquisition.

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Telephone: 727-464-8210  
Fax: 727-464-8215

(9) **Projected Start Date:** Upon Grant Agreement Execution

(10) **Projected End Date:** March 2013

**Activity #3**

(1) **Activity Name:** NSP Rehabilitation Program

(2) **Activity Type:** (include NSP eligible use & CDBG eligible activity)

NSP (B) – Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties.

24 CFR 570.201 (a) eligible rehabilitation and preservation activities for homes and other residential properties.

(3) **National Objective:** (Must be a national objective benefiting low, moderate and middle income persons, as defined in the NSP Notice—i.e., ≤ 120% of area median income).

24 CFR 570.208 (a) (2) Limited clientele activity benefiting low and moderate income persons

NSP CDBG activities will meet the low, moderate and middle income national objective of the assisted activity.

Provides or improves permanent residential structures that will be occupied by a household whose income is at or below 120 percent of area median income

(4) **Activity Description:**

The rehabilitation activity will address neighborhood stabilization within the identified target areas through the rehabilitation of foreclosed properties. Properties will be rehabilitated at a minimum to the extent necessary to comply with the applicable laws, codes and other requirements of Pinellas County Community Development's *Minimum Standards for Rehabilitation of Residential Properties*. Eligible costs can include, but are not limited to, feasibility inspections, home inspections, labor, materials, supplies, permits, lead paint assessment and abatement, asbestos assessment and abatement, mold assessments and abatement, removal of physical barriers related to handicapped accessibility, installation of handicapped accessibility improvements, demolition, clearance, and program delivery costs. All rehabilitation must be performed by a licensed and insured contractor. If rehabilitation costs exceed fifty percent (50%) of the acquisition price and/or the cost of acquisition and rehabilitation exceed one hundred percent (100%) loan-to-value, the property will be evaluated for possible demolition.

Eligible properties include single family homes and multi-family rental properties. This could include hotels, motels and short-term accommodations that are determined to be financially feasible. The continued affordability of the properties addressed under this activity will be maintained for single family homes and multi-family rental redevelopment through deed restrictions or land use restriction instruments, respectively. Additionally, multi-family projects will be monitored in a manner consistent with CDBG regulations. Properties addressed through this activity may also be eligible for the Pinellas County Community Land Trust which maintains affordability for a period of no less than ninety nine (99) years. This will be determined by amount of subsidy provided for the units.

The tenure of the beneficiaries of this activity can be either rental or homeownership depending upon the project. A portion of the NSP funds under this activity may remain in the property as either a form of down payment assistance to a home buyer or as a grant to support affordable and/or supportive rental housing development. This will be determined based on an affordability analysis. If the assistance remains with the property, it will be secured through the above mentioned restriction instruments.

Home buyers who receive assistance under this activity are required to complete an eight (8) hour HUD approved homebuyer counseling class.

**(5) Location Description: (Description may include specific addresses, blocks or neighborhoods to the extent known.)**

This activity will be carried out in the target areas as referenced in Section A – Areas of Greatest Need in conjunction with the acquisition activity and units funded from that activity.

**(6) Performance Measures**

A total of 34 homes will be rehabilitated for either resale or rental properties, targeting 12 units for families that are below 50% of the median family income.

**(7) Total Budget**

\$1,700,000 will be utilized to rehabilitate the homes acquired through the NSP Program.

**(8) Responsible Organization: (Describe the responsible organization that will implement the NSP activity, including its name, location, and administrator contact information)**

Pinellas County Community Development will provide project management oversight throughout the implementation of the rehabilitation component.

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**(9) Projected Start Date: Upon Grant Agreement Execution**

**(10) Projected End Date: March 2013**

#### **Activity #4**

(1) **Activity Name:** Down Payment and Closing Cost Assistance

(2) **Activity Type:** (include NSP eligible use & CDBG eligible activity)

NSP (A) – Establish financing mechanisms for purchase and redevelopment of foreclosed upon homes and residential properties, including such mechanisms as soft-seconds, loan loss reserves, and shared-equity.

Eligible Activities - 24 CFR 570.201- (n) Direct homeownership assistance

(3) **National Objective:** (Must be a national objective benefiting low, moderate and middle income persons, as defined in the NSP Notice—i.e.,  $\leq 120\%$  of area median income).

24 CFR 570.208 (a) (2) Limited clientele activity benefiting low and moderate income persons

NSP CDBG activities will meet the low, moderate and middle income national objective of the assisted activity.

(4) **Activity Description:** Include a narrative describing the area of greatest need that the activity addresses; the expected benefit to income-qualified persons; and whether funds used for this activity will be used to meet the low income housing requirement for those below 50% of area median income.

This activity will address neighborhood stabilization within the identified target areas by providing down payment assistance to eligible applicants to purchase homes acquired, rehabilitated, or constructed under the NSP program. This activity provides financial assistance in the form of a second mortgage that is deferred until the buyer either sells the property or the property is no longer designated by the Pinellas County Property Appraiser as the homesteaded property of the buyer.

The County will use the minimum affordability standards that fall under the federal HOME Investment Partnership Program which are listed below:

- Up to \$15,000 = 5 Years
- \$15,001 - \$40,000 = 10 Years
- Over \$40,000 = 15 Years
- New Construction = 30 Years

Applicants who receive funding under this activity are required to complete an eight (8) hour HUD approved homebuyer counseling class. The method of recapture of funds will be consistent with HOME regulations. The tenure of the beneficiaries of this activity will be homeowners.

The lender of any first mortgage loan provided to an income eligible household must comply with Treasury's guidance for nontraditional mortgages (*available at*

<http://www.fdic.gov/regulations/laws/rules/5000-5160.html>). All loans must be at a fixed rate loans not to exceed a term of forty (40) years.

(5) **Location Description: (Description may include specific addresses, blocks or neighborhoods to the extent known.)**

This activity will be carried out in the target areas as referenced in Section A – Areas of Greatest Need in conjunction with the acquisition and rehabilitation activities funded through the NSP program.

(6) **Performance measures**

Down payment/closing cost assistance will be provided to a minimum of 10 families with incomes less than 120% area median income.

(7) **Total Budget**

\$250,000 or 3% of the funding will be for down payment and closing cost assistance.

(8) **Responsible Organization: (Describe the responsible organization that will implement the NSP activity, including its name, location, and administrator contact information)**

Pinellas County Community Development will review and approve applicant files to ensure compliance with the income eligibility requirements throughout the implementation of the down payment assistance activity.

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(9) **Projected Start Date:** Upon Grant Agreement Execution

(10) **Projected End Date:** March 2013

**Activity #5**

(1) **Activity Name:** NSP Demolition Program

(2) **Activity Type: (include NSP eligible use & CDBG eligible activity)**

NSP (D) – Demolish blighted structures

CDBG - 24 CFR 570.201(d) –Clearance for blighted structures

(3) **National Objective: (Must be a national objective benefiting low, moderate and middle income persons, as defined in the NSP Notice—i.e., ≤ 120% of area median income).**

24 CFR 570.208 (a) (2) Limited clientele activity benefiting low and moderate income persons; there is potential for area-wide benefit under 24 CFR 570.208 (a)(1)

**(4) Activity Description: Include a narrative describing the area of greatest need that the activity addresses; the expected benefit to income-qualified persons; and whether funds used for this activity will be used to meet the low income housing requirement for those below 50% of area median income.**

This activity will address neighborhood stabilization within the identified target areas by removing blighted structures. Property addressed under this activity that meet the NSP Plan's definition of blighted are exempt from the requirement that the property must be foreclosed or abandoned. Eligible costs under this activity include, but are not limited to, costs associated with demolition, clearance, and asbestos. Properties cleared under this activity may be used for the purpose of land banking, redevelopment, or new construction of units that will serve households who incomes do not exceed 120% of Area Median Income. The tenure of the beneficiaries of this activity can be either that of rental or homeownership.

**(5) Location Description: (Description may include specific addresses, blocks or neighborhoods to the extent known.)**

This activity will be carried out in the target areas as referenced in Section A – Areas of Greatest Need in conjunction with the acquisition activity and units funded from that activity.

**(6) Performance Measures**

Funding is available for 10 homes; however, if no demolition is needed, the funds will be adjusted to another activity without amending the plan.

**(7) Total Budget**

\$100,000 has been set aside for demolition of blighted structures.

**(8) Responsible Organization: (Describe the responsible organization that will implement the NSP activity, including its name, location, and administrator contact information)**

Pinellas County Community Development will provide project management oversight throughout the implementation of this activity.

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**(9) Projected Start Date: Upon Grant Agreement Execution**

**(10) Projected End Date: March 2013**

## **Activity #6**

(1) **Activity Name:** Redevelopment Financing

(2) **Activity Type:** (include NSP eligible use & CDBG eligible activity)

NSP (E) Redevelop demolished or vacant properties

CDBG - 24 CFR 570.201(c) – Public facilities and improvements

(3) **National Objective:** (Must be a national objective benefiting low, moderate and middle income persons, as defined in the NSP Notice—i.e., ≤ 120% of area median income).

24 CFR 570.208 (a)(2) Limited clientele activity benefiting low and moderate income persons (up to 120% of MFI permitted under NSP)

(4) **Activity Description:** Include a narrative describing the area of greatest need that the activity addresses; the expected benefit to income-qualified persons; and whether funds used for this activity will be used to meet the low income housing requirement for those below 50% of area median income.

This activity will address neighborhood stabilization within the identified target areas by providing a finance mechanism for construction costs associated with the development of new affordable single family homes or multi-family rental units. Eligible costs for this activity include, but are not limited to, soft costs associated with construction and project delivery costs. These funds may be provided in the form of a grant or a deferred interest free loan. The continued affordability of the properties addressed under this activity will be maintained for single family homes or multi-family rental developments through deed restrictions and land use restriction instruments, respectively.

Eligible homebuyers for the newly constructed home will be required to complete an eight (8) hour HUD approved homebuyer counseling class. Multi-family projects will be monitored in a manner consistent with HOME regulations. The tenure of the beneficiaries of this activity can be either that of rental or homeownership.

(5) **Location Description:** (Description may include specific addresses, blocks or neighborhoods to the extent known.)

This activity will be carried out in the target areas as referenced in Section A – Areas of Greatest Need.

(6) **Performance Measures**

Funds will be for redevelopment of four units that serve families under 120% of area median income.

(7) **Total Budget**

\$418,037 of NSP funds will be reserved for new construction of units. If new construction is not necessary, funds will be reassigned to another activity, without amending the plan.

**(8) Responsible Organization: (Describe the responsible organization that will implement the NSP activity, including its name, location, and administrator contact information)**

Pinellas County Community Development staff will provide construction management oversight for the redevelopment of structures for either homeownership or rental activities.

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(9) **Projected Start Date:** Upon Grant Agreement Execution

(10) **Projected End Date:** March 2013

**Activity #7**

(1) **Activity Name:** NSP Land Bank

(2) **Activity Type:** (include NSP eligible use & CDBG eligible activity)

NSP (C ) – Establish land banks for homes that have been foreclosed

CDBG – 24 CFR 570.201 (b) Disposition

(3) **National Objective: (Must be a national objective benefiting low, moderate and middle income persons, as defined in the NSP Notice—i.e., ≤ 120% of area median income).**

24 CFR 570.208 (a) (2) Limited clientele activity benefiting low and moderate income persons (up to 120% of MFI permitted under NSP)

(4) **Activity Description: Include a narrative describing the area of greatest need that the activity addresses; the expected benefit to income-qualified persons; and whether funds used for this activity will be used to meet the low income housing requirement for those below 50% of area median income.**

This activity will address neighborhood stabilization within the identified target areas by allowing properties addressed through NSP Activities #1, #2, #4, and #5 to potentially be land banked utilizing the Pinellas County Community Land Trust to ensure continued affordability. The tenure of the beneficiaries of this activity can be either that of rental or homeownership depending upon the project.

(5) **Location Description: (Description may include specific addresses, blocks or neighborhoods to the extent known.)**

This activity will be carried out in the target areas as referenced in Section A – Areas of Greatest Need in conjunction with the acquisition and demolition activity and units funded from those activities.

(6) **Performance Measures**

It is anticipated that five units would be acquired for the Land Bank activity.

(7) **Total Budget**

\$500,000 of NSP Funds will be target properties for this activity. If the funds are not required for this activity, they will be reassigned to another activity without amending the plan.

(8) **Responsible Organization: (Describe the responsible organization that will implement the NSP activity, including its name, location, and administrator contact information)**

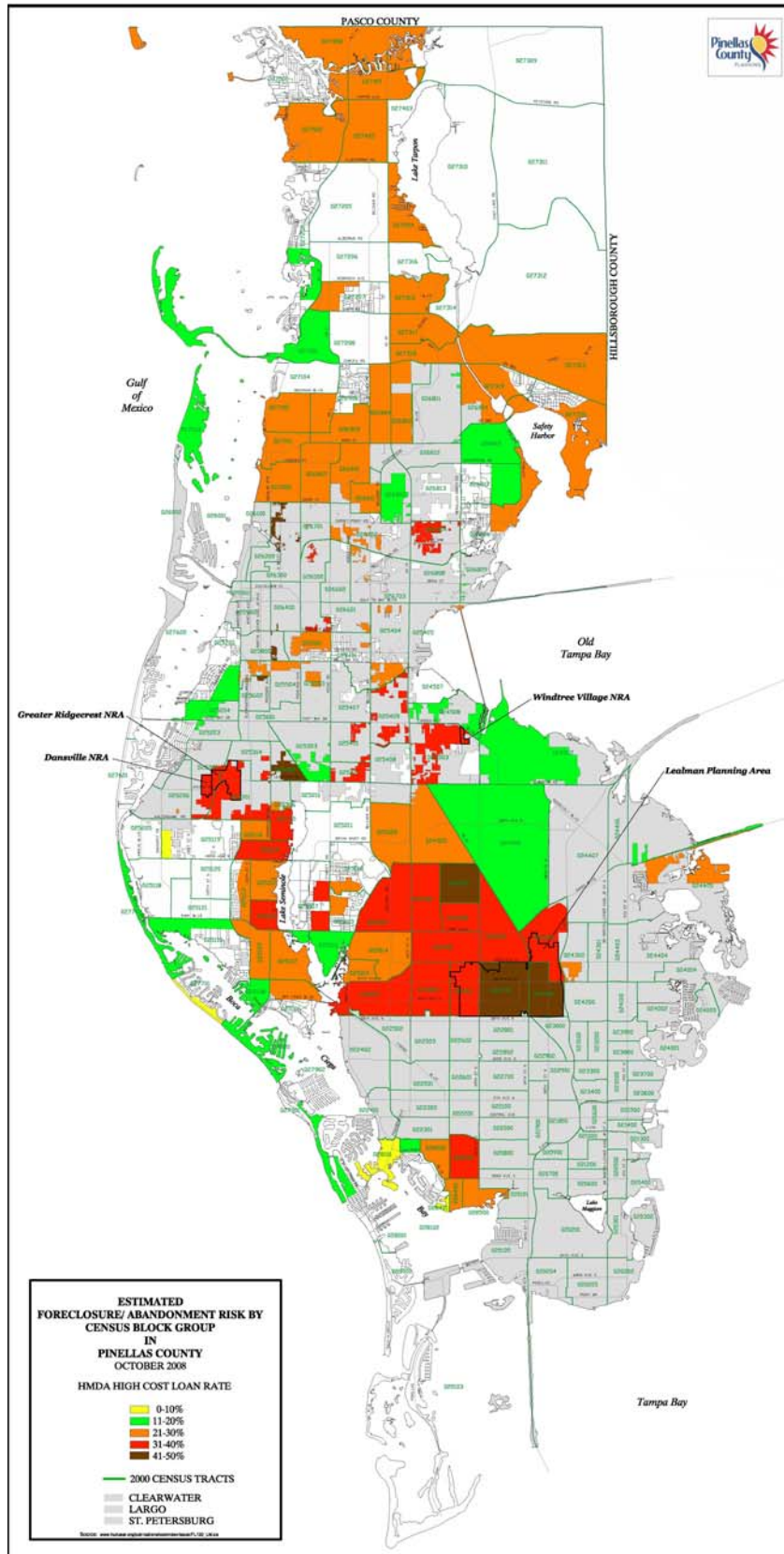
Pinellas County Community Development will utilize the currently established Land Trust structure as the mechanism for this activity.

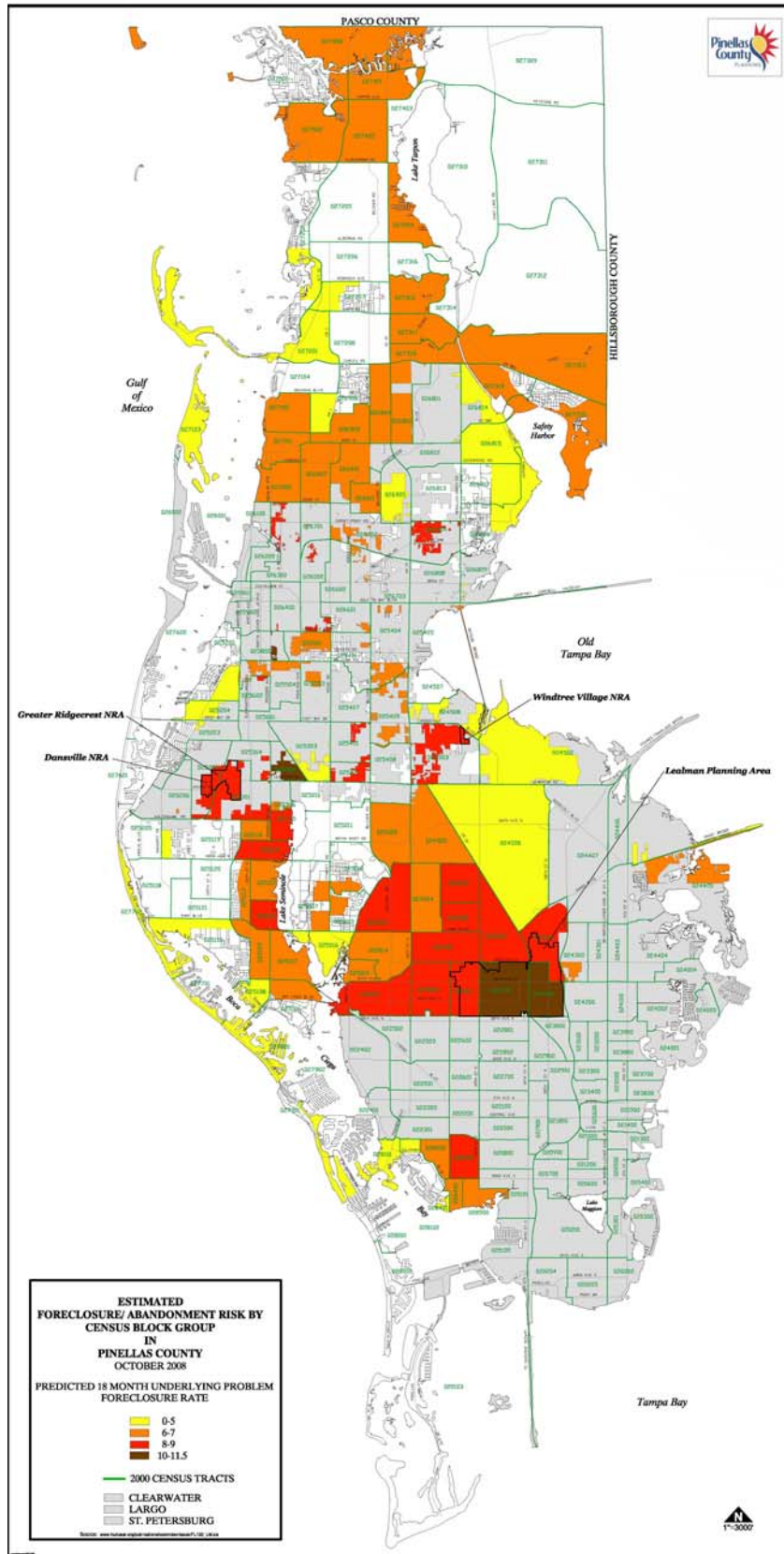
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**EXHIBIT B**

		<b>&lt; 50%</b>	<b>51-120%</b>				<b>Estimated</b>
<b>ACTIVITY</b>	<b>AMOUNT</b>	<b>AMOUNT</b>	<b>AMOUNT</b>	<b>Total \$</b>	<b>%</b>	<b>Units</b>	<b>Per Unit Cost</b>
Planning and Administration	\$806,376	-	-	\$806,376	10%		
Acquisition of Foreclosed Properties	\$4,289,346	\$1,515,939	\$2,773,407	\$4,289,346	53%	34	\$ 125,000.00
Rehabilitation of Foreclosed Properties	\$1,700,000	\$500,000	\$1,200,000	\$1,700,000	21%	34	\$ 50,000.00
Demolition of Blighted Structures	\$100,000		\$100,000	\$100,000	1%	10	\$ 10,000.00
Land Banking of Foreclosed Homes	\$500,000		\$500,000	\$500,000	6%	5	\$ 100,000.00
Redevelop Demolished or vacant Properties	\$418,037		\$418,037	\$418,037	5%	4	\$ 100,000.00
Affordable Financing	\$250,000		\$250,000.00	\$250,000	3%	25	\$ 10,000.00
<b>Total</b>	<b>\$ 8,063,759</b>	<b>\$ 2,015,939</b>	<b>\$ 5,241,444</b>	<b>\$ 8,063,759</b>	<b>100%</b>		

## CERTIFICATIONS

- (1) **Affirmatively furthering fair housing.** The jurisdiction will affirmatively further fair housing, which means that it will conduct an analysis to identify impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting the analysis and actions in this regard.
- (2) **Anti-lobbying.** The jurisdiction will comply with restrictions on lobbying required by 24 CFR part 87, together with disclosure forms, if required by that part.
- (3) **Authority of Jurisdiction.** The jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations and other program requirements.
- (4) **Consistency with Plan.** The housing activities to be undertaken with NSP funds are consistent with its consolidated plan, which means that NSP funds will be used to meet the congressionally identified needs of abandoned and foreclosed homes in the targeted area set forth in the grantee's substantial amendment.
- (5) **Acquisition and relocation.** The jurisdiction will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601), and implementing regulations at 49 CFR part 24, except as those provisions are modified by the Notice for the NSP program published by HUD.
- (6) **Section 3.** The jurisdiction will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u), and implementing regulations at 24 CFR part 135.
- (7) **Citizen Participation.** The jurisdiction is in full compliance and following a detailed citizen participation plan that satisfies the requirements of Sections 24 CFR 91.105 or 91.115, as modified by NSP requirements.
- (8) **Following Plan.** The jurisdiction is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.
- (9) **Use of funds in 18 months.** The jurisdiction will comply with Title III of Division B of the Housing and Economic Recovery Act of 2008 by using, as defined in the NSP Notice, all of its grant funds within 18 months of receipt of the grant.
- (10) **Use NSP funds  $\leq$  120 of AMI.** The jurisdiction will comply with the requirement that all of the NSP funds made available to it will be used with respect to individuals and families whose incomes do not exceed 120 percent of area median income.
- (11) **Assessments.** The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low- and moderate-income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if NSP funds are used to pay the proportion of a fee or assessment attributable to the capital costs of public

improvements (assisted in part with NSP funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. In addition, with respect to properties owned and occupied by moderate-income (but not low-income) families, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than NSP funds if the jurisdiction certifies that it lacks NSP or CDBG funds to cover the assessment.

(12) **Excessive Force.** The jurisdiction certifies that it has adopted and is enforcing: (1) a policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and (2) a policy of enforcing applicable State and local laws against physically barring entrance to or exit from, a facility or location that is the subject of such non-violent civil rights demonstrations within its jurisdiction.

(13) **Compliance with anti-discrimination laws.** The NSP grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), the Fair Housing Act (42 U.S.C. 3601-3619), and implementing regulations.

(14) **Compliance with lead-based paint procedures.** The activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K, and R of this title.

(15) **Compliance with laws.** The jurisdiction will comply with applicable laws.

\_\_\_\_\_  
Signature/Authorized Official

\_\_\_\_\_  
Date

Robert B. Stewart, Chairman

Name/Title