

Grantee: Port St. Lucie, FL

Grant: B-11-MN-12-0025

July 1, 2016 thru September 30, 2016 Performance Report



Grant Number:

B-11-MN-12-0025

Obligation Date:**Award Date:****Grantee Name:**

Port St. Lucie, FL

Contract End Date:

03/10/2014

Review by HUD:

Reviewed and Approved

Grant Award Amount:

\$3,515,509.00

Grant Status:

Active

QPR Contact:

Carmen Capezzuto

LOCCS Authorized Amount:

\$3,515,509.00

Estimated PI/RL Funds:

\$2,301,223.91

Total Budget:

\$5,816,732.91

Disasters:

Declaration Number

No Disasters Found

Narratives

Summary of Distribution and Uses of NSP Funds:

ELIGIBLE USE B: Acquisition and Rehabilitation:

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

Activity 2: Planning and Administration

Total NSP 3 funding \$3,515,509

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

How Fund Use Addresses Market Conditions:

As indicated above, Port St. Lucie's areas of greatest need were established after consideration was given to recent data descriptions of neighborhoods and amount of funding already distributed in targeted areas through NSP 1 funding and review of Realtytrac data, local realtor data and Clerk of the Court information developed during implementation of NSP1. Data descriptions considered included Neighborhood NSP3 Score (must be 20 for our purposes) total housing units in the neighborhood, the impact number, economic stability of the block groups being considered, the home values and rate of home value depreciation. Block groups with a score of 20 had the highest rates of foreclosures, delinquencies and subprime loans as compared to other tracts in the City.

Another consideration from lessons learned in NSP 1 was resale. The census tract originally selected was 2005 Block Group 2. This area is in the core area of the City where there is a mix of housing units. This block group was heavily developed during the boom years and contains a good mix of old and new homes of varying sizes on each street. It has some of the highest foreclosure numbers per capita in the city, yet is a good combination of old and new housing units.

HUD data provides a target number of homes that should be purchased by grantees in order to make an "impact" on the neighborhood. This number for census tract 2005 block group 2 was 53 homes. We anticipated being able to reach that target number by utilizing a mix of NSP3 funding and NSP 1 program income. We also counted the number of homes already purchased in the area, as the census tract as a whole was designated as part of a larger target area under NSP 1. We anticipated being able to purchase an additional 39 homes with the combined funds from the two NSP programs; we had purchased 14 homes in CT 2005-2 previously. The total amount would have provided us with the 53 homes anticipated to be purchased in the target area. Therefore, we should have been able to realistically meet our impact goal.

As anticipated, there are many vacant homes in CT 2005-2, and many of those homes are in foreclosure and have been in foreclosure for some time. The reality is that many of those foreclosures stalled as a result of problems with the legal firms processing those files; others were delayed because lenders wanted to slow down the process and sell some of the homes before they acquired others. The City of Port St. Lucie has purchased six homes under NSP3, is waiting for contracts on two others and has a few other homes that may be available in the near future. But it has been a slow process; there are not many houses in the



neighborhood that can be fixed up and sold to low, moderate and middle income households. We need more choices and more houses that have already gone through the foreclosure process. For this reason, we are expanding our targeted area to include census tract 2005-1, an area directly North of our current targeted area but still in the core of the city and still high in foreclosures. We anticipate that a larger targeted area will allow us to meet our original goals for NSP3.

The new area will be described as Census Tract 2005 which now consists of the 2010 Census Tract numbers 3820.07 and 3820.08 and includes the following area in Port St. Lucie:

How Fund Use Addresses Market Conditions:

p>p>bordered on the west by Florida's Turnpike, on the north by Prima Vista Blvd., on the east by Airoso Blvd. and on the south by Port St. Lucie Blvd.

The targeted area excludes homes located along busy streets such as Airoso, Bayshore or Prima Vista and in commercial or conversion areas or unincorporated county.

It is not our intent to establish a tiered approach to determine the distribution of funding to prospective homeowners as we are only contemplating working with one block group

NSP3 PROGRAM - SUBSTANTIAL ACTION PLAN AMENDMENT NO. 3

Extension of Areas of Greatest Need

On March 14, 2011, the City of Port St. Lucie entered into a grant agreement with HUD for \$3,515,509 in NSP3 funds. The City has used these funds to make a substantial impact in terms of clearing blight, providing affordable homeownership opportunities, and creating jobs—all within the expenditure deadline of 3/9/2014. The NSP3 funds, along with program income, have been used to purchase 31 foreclosed, abandoned, and vacant residential properties, rehabilitate 29, build one (1) new home and sell 30 rehabbed or rebuilt homes to low-, moderate-, and middle-income families. Another home is in the process of being repaired, and two (2) have been repaired and are awaiting sale to qualified buyers. We also rebuilt 3 homes that were purchased and demolished with NSP1 funding, as they were located in the NSP3 area of great need.

The City still has over \$500,000.00 in program income available and is seeking additional foreclosed homes for purchase and rehab in the NSP3 areas of greatest need (targeted areas). Demographics available from HUD indicate that the area (Census Tract 2005) still has a NSP3 Need Score of 20 and an estimated delinquent mortgage percentage of 22.9, but the houses that have been available for purchase do not meet the City's qualifications for purchase due to one or more of the following issues:

- Purchase price is above \$100,000 and the home cannot be repaired and sold for a sales price that is affordable to a low, mod or middle income household.
- Many homes in the area have swimming pools and do not quality under the City's policies for affordable housing.
- Many of the smaller residences are two bedroom, which have proven to be unpopular and hard to market, especially to families with children.
- Some of the older homes were built with substandard construction methods and materials and should be demolished, but building new homes on these lots is not economically feasible at this time.

For this reason, the City is expanding the areas of greatest need to include all of the NSP1 areas, except for one census tract that no longer qualifies. The areas of greatest need for NSP3 will contain the following census tracts:

Targeted Census Tracts

15.03
20.02
18.01
20.03
18.02
20.05
20.01
21.04
21.05

We anticipate that a larger targeted area will allow us to get closer to meeting our original goals for NSP3 and utilize the funding that remains une

How Fund Use Addresses Market Conditions:

ncumbered.

Compliance Requirements Met

1. LH25 set-aside

Title III of HERA requires that:

"... not less than 25 percent of the funds appropriated or otherwise made available under this section shall be used for the purchase and redevelopment of abandoned or foreclosed upon homes or residential properties that will be used to house individuals or families whose incomes do not exceed 50 percent of area median income" [§2301 (f) 3 (A) ii].

Under the LH-25% set-aside, the City anticipated purchasing 53 homes and expending a minimum of \$878,877.48, which is 25% of funds allocated. As of 10-23-14 we have expended \$1,188,495 under the LH25set, which amounts to over 25% of funds expended and encumbered. Thus, extending the area of greatest need will allow us to continue to achieve our set-aside requirements for this funding.

Conclusion

As described above, the City of Port St. Lucie has determined that extending its area of greatest need to add additional census tracts is necessary to continue to meet its goals in stabilizing Port St. Lucie neighborhoods. The City requests HUD approval to define the following census tracts as the NSP3 areas of greatest need.



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.

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.

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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 p

Ensuring Continued Affordability:

ayment 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 eligible households or by the loan recipient, a proportional



amount of NSP funding, as shown above, will be forgiven. Should a recipient sell the property prior to the end of the loan period, the outstanding principal balance of NSP dollars will be recaptured by the City of Port St. Lucie and reused in the NSP program. In addition to the mortgages, we may utilize small grants of up to \$3,000 from NSP or SHIP funds in those cases where the combined loan to value is limited and/or other issues will not allow the City's mortgage to cover all of the closing costs in excess of our required minimum of \$500.

Definition of Blighted Structure:

Blighted Structure. For the purpose of the NSP program the City will consider a blighted structure to be a structure that exhibits objectively determinable signs of deterioration sufficient to constitute a threat to the human health, safety, or welfare of the public. Port St. Lucie will generally consider a structure as blighted if one of the following criteria is met:

- The structure is open, cannot be secured against entry, and is unsafe or unfit for human occupancy; the unsafe structure is secured against public entry, but it presents a threat to a neighboring property or public right of way (such as a sidewalk) because of a potential collapse or other threat;
- The structure is determined to harbor nuisances and threats to human health, safety or welfare which may negatively impact a neighboring property; or
- The structure presents a visual blight due to collapse or other un-repaired damage, or
- It is determined that repairs will cost more than economically feasible, which, in general would be more than 50% - 75% of the appraised value, although mitigating factors may be considered; or

The structure is lying in a state of incomplete construction, resulting in a negative view of the surrounding properties; or other similar conditions.

Definition of Affordable Rents:

Port St. Lucie considers rents to be affordable when household rent payments do not exceed HUD-defined Fair Market Rent Limits and rent payments added to a household utility allowance do not exceed 30% of the family's adjusted income. The table below provides HUD-defined rent limits for Port St. Lucie for 2010-2011.

At no point will rental strategies target income groups exceeding 80% of the median income. The City's homeownership rate is much higher than the national average at 79.9% (national average is 65.9%) and any rental strategy provided by an organization that addresses the income groups described above would be appropriate.

Maximum Rent Limits

Efficiency

1 BR

2 BR

3 BR

4 BR

\$737

\$739

\$936

\$1,237

\$1,275

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

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)

Selmer, Patricia

Email Address

Pats@cityofpsl.com

Phone Number

772-871-5283

Fax Number

772-344-4340



Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$5,816,732.91
Total Budget	(\$815,676.09)	\$5,816,732.91
Total Obligated	(\$1,214,426.23)	\$4,980,742.48
Total Funds Drawdown	\$9,581.33	\$4,977,873.26
Program Funds Drawdown	\$0.00	\$2,868,133.45
Program Income Drawdown	\$9,581.33	\$2,109,739.81
Program Income Received	\$0.00	\$2,301,223.91
Total Funds Expended	\$5,299.35	\$4,977,049.68
Match Contributed	\$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	\$394,536.53
Limit on State Admin	\$0.00	\$394,536.53

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$351,550.90	\$397,405.75

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$878,877.25	\$1,716,146.57

Overall Progress Narrative:

Since the program began on March 10, 2011, 33 homes were purchased using NSP3 funding. 32 homes were rehabbed and sold to qualified households. 1 home was demolished, reconstructed and sold to a qualified household.

2 homes were purchased under NSP1 and reconstructed and sold under NSP3. These two homes are included in the total homes sold / listed below.

Homes sold under NSP3 are divided by income category as follows:

10 low income clients	30%
16 moderate income clients	46%



9 middle income clients 24%
35 total

Currently the City is working on a plan to offer first mortgages to lower income households who cannot afford to purchase a home in the targeted area. We are working on an amendment to the NSP Action Plan and consulting with partners to move the program forward in the next few months.

Rosa Reina
Coordinator
Community Services

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Acquisition and Rehabilitation	\$0.00	\$5,419,327.16	\$2,677,712.73
2, Planning and Administration	\$0.00	\$397,405.75	\$190,420.72



Activities

Project # / Title: 1 / Acquisition and Rehabilitation

Grantee Activity Number: ACQ 1

Activity Title: ACQUISITION & REHABILITATION

Activity Category:

Acquisition - general

Project Number:

1

Projected Start Date:

03/10/2011

Benefit Type:

Direct (HouseHold)

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

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2016

N/A

To Date

\$2,618,897.26

Total Budget

(\$46,823.74)

\$2,618,897.26

Total Obligated

(\$480,256.86)

\$2,185,464.14

Total Funds Drawdown

\$0.00

\$2,185,464.14

Program Funds Drawdown

\$0.00

\$1,513,851.90

Program Income Drawdown

\$0.00

\$671,612.24

Program Income Received

\$0.00

\$81,827.52

Total Funds Expended

\$0.00

\$2,185,464.14

CITY OF PORT ST LUCIE

\$0.00

\$2,185,464.14

Match Contributed

\$0.00

\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

THERE WERE NO ACQUISITION / DISPOSITION ACTIVITIES DURING QUARTER ENDING 9/30/16.



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		24/32	
# 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		24/32	
Total acquisition compensation to	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		24/32	
# of Singlefamily Units	0		24/32	

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	3/32	3/32	100.00
# Owner Households	0	0	0	0/0	3/32	3/32	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number:	ACQ 2
Activity Title:	ACQUISITION & REHABILITATION

Activity Category:

Acquisition - general

Project Number:

1

Projected Start Date:

03/10/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

03/09/2014

Completed Activity Actual End Date:

Responsible Organization:

CITY OF PORT ST LUCIE

Overall	Jul 1 thru Sep 30, 2016	To Date
Total Projected Budget from All Sources	N/A	\$1,241,222.00
Total Budget	(\$200,000.00)	\$1,241,222.00
Total Obligated	(\$402,557.31)	\$838,664.69
Total Funds Drawdown	\$0.00	\$838,664.69
Program Funds Drawdown	\$0.00	\$764,674.73
Program Income Drawdown	\$0.00	\$73,989.96
Program Income Received	\$0.00	\$163,992.81
Total Funds Expended	\$0.00	\$838,664.69
CITY OF PORT ST LUCIE	\$0.00	\$838,664.69
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

THERE WERE NO ACQUISITION / DISPOSITION ACTIVITIES DURING QUARTER ENDING 9/30/16.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	9/10
# 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	9/10
Total acquisition compensation to	0	0/0

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent 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	1/10	0/0	1/10	100.00
# Owner Households	0	0	0	1/10	0/0	1/10	100.00
# Renter Households	0	0	0	0/0	0/0	0/0	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: REPAIR/RECONSTRUCTION

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

1

Project Title:

Acquisition and Rehabilitation

Projected Start Date:

03/10/2011

Projected End Date:

03/09/2014

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

CITY OF PORT ST LUCIE

Overall	Jul 1 thru Sep 30, 2016	To Date
Total Projected Budget from All Sources	N/A	\$1,084,283.33
Total Budget	(\$63,431.67)	\$1,084,283.33
Total Obligated	(\$63,431.67)	\$1,084,283.33
Total Funds Drawdown	\$0.00	\$1,084,283.33
Program Funds Drawdown	\$0.00	\$150,866.86
Program Income Drawdown	\$0.00	\$933,416.47
Program Income Received	\$0.00	\$1,627,308.02
Total Funds Expended	\$0.00	\$1,084,283.32
CITY OF PORT ST LUCIE	\$0.00	\$1,084,283.32
Match Contributed	\$0.00	\$0.00

Activity Description:

Rehabilitate foreclosed homes and provide them for resale to eligible clients utilizing a grantee-driven homeownership program. Reconstruction of single family residences on lots from previously demolished homes.

Location Description:

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

Activity Progress Narrative:

THERE WERE NO REPAIR/REHABILITATION ACTIVITIES DURING QUARTER ENDING 9/30/16.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	22/32
#Energy Star Replacement	0	14/23
#Additional Attic/Roof Insulation	0	9/15



#High efficiency heating plants	0	4/0
#Efficient AC added/replaced	0	19/23
#Replaced thermostats	0	19/0
#Replaced hot water heaters	0	16/23
#Light Fixtures (indoors) replaced	0	19/7
#Light fixtures (outdoors)	0	20/11
#Refrigerators replaced	0	22/32
#Clothes washers replaced	0	0/0
#Dishwashers replaced	0	20/26
#Units with solar panels	0	0/0
#Low flow toilets	0	15/11
#Low flow showerheads	0	20/7
#Units with bus/rail access	0	0/0
#Units exceeding Energy Star	0	3/0
#Sites re-used	0	3/0
#Units deconstructed	0	0/0
#Units & other green	0	0/0
Activity funds eligible for DREF	0	0/0
# ELI Households (0-30% AMI)	0	0/0

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	13/32	22/32	59.09
# Owner Households	0	0	0	0/0	13/32	22/32	59.09

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 2
Activity Title:	REPAIR / RECONSTRUCTION

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
1

Project Title:
Acquisition and Rehabilitation

Projected Start Date:
03/10/2011

Projected End Date:
03/09/2014

Benefit Type:
Direct (HouseHold)

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, 2016	To Date
Total Projected Budget from All Sources	N/A	\$474,924.57
Total Budget	(\$264,596.43)	\$474,924.57
Total Obligated	(\$225,075.43)	\$474,924.57
Total Funds Drawdown	\$0.00	\$474,924.57
Program Funds Drawdown	\$0.00	\$248,319.24
Program Income Drawdown	\$0.00	\$226,605.33
Program Income Received	\$0.00	\$428,095.56
Total Funds Expended	\$0.00	\$474,924.57
CITY OF PORT ST LUCIE	\$0.00	\$474,924.57
Match Contributed	\$0.00	\$0.00

Activity Description:

Rehabilitate foreclosed homes and provide them for resale to eligible clients utilizing a grantee-driven homeownership program.

Location Description:

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

Activity Progress Narrative:

THERE WERE NO REPAIR / REHABILITATION ACTIVITIES DURING QUARTER ENDING 9/30/16.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	9/10
#Energy Star Replacement	0	5/7
#Additional Attic/Roof Insulation	0	4/5



#High efficiency heating plants	0	1/0
#Efficient AC added/replaced	0	9/10
#Replaced thermostats	0	7/0
#Replaced hot water heaters	0	6/7
#Light Fixtures (indoors) replaced	0	7/3
#Light fixtures (outdoors)	0	5/4
#Refrigerators replaced	0	9/10
#Clothes washers replaced	0	0/0
#Dishwashers replaced	0	8/9
#Units with solar panels	0	0/0
#Low flow toilets	0	5/4
#Low flow showerheads	0	7/3
#Units with bus/rail access	0	0/0
#Units exceeding Energy Star	0	0/0
#Sites re-used	0	0/0
#Units deconstructed	0	0/0
#Units & other green	0	0/0
Activity funds eligible for DREF	0	0/0
# ELI Households (0-30% AMI)	0	0/0

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	9/10	0/0	9/10	100.00
# Owner Households	0	0	0	9/10	0/0	9/10	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Project # / Title: 2 / Planning and Administration

Grantee Activity Number:	ADMIN 1
Activity Title:	ADMINISTRATION

Activity Category:

Administration

Project Number:

2

Projected Start Date:

03/10/2011

Benefit Type:

()

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

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2016

N/A

To Date

\$397,405.75

Total Budget

(\$240,824.25)

\$397,405.75

Total Obligated

(\$43,104.96)

\$397,405.75

Total Funds Drawdown

\$9,581.33

\$394,536.53

Program Funds Drawdown

\$0.00

\$190,420.72

Program Income Drawdown

\$9,581.33

\$204,115.81

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$5,299.35

\$393,712.96

CITY OF PORT ST LUCIE

\$5,299.35

\$393,712.96

Match Contributed

\$0.00

\$0.00

Activity Description:

PLANNING AND ADMINISTRATION OF NSP 3 FUNDING.

Location Description:

N/A

Activity Progress Narrative:

DURING QUARTER ENDING 9/30/16; TOTAL FUNDS DRAWNDOWN REPRESENTS ADMINISTRATIVE ACTIVITIES FOR THE MONTHS OF JUNE, JULY & AUGUST. TOTAL FUNDS EXPENDED REPRESENTS ADMINISTRATIVE ACITIVITIES FOR THE MONTHS OF JULY, AUGUST & SEPTEMBER PRELIMINARY.



Accomplishments Performance Measures

No Accomplishments Performance Measures

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
