

ST. PETERSBURG CITY COUNCIL
(Consent Agenda)

Meeting of June 6, 2024

TO: The Honorable Deborah Figg-Sanders, Chair, and Members of City Council

SUBJECT: A resolution authorizing the Mayor or his Designee to accept grant funding in the amount of \$200,000 from the Foundation for a Healthy St. Petersburg, Inc to be used toward a program to repair or replace roofs for income-eligible homeowners in the South St. Petersburg Community Redevelopment Area; approving a supplemental appropriation in the amount of \$200,000 from the increase in the unappropriated balance of the General Fund (0001), resulting from the above grant revenues, to the Economic and Workforce Development Department, Economic and Workforce Development Division (375-2609); authorizing the Mayor or his designee to execute all documents necessary to receive the grant funds; and providing an effective date.

EXPLANATION: The City's South St. Petersburg Community Redevelopment Area (SSCRA) Housing Rehabilitation Assistance program (RAP) currently offers reimbursable loans to residents who own and occupy a single-family residence located within the redevelopment district boundaries. Home repair loans provide the homeowner with the funds to remove health and safety risks from the home and to correct code violations to an owner-occupied residence.

Although this program is available and is designed to assist community residents with capital to pay for the repairs necessary to correct code violations, the fund continues to go underused; and residents with code violations remain non-compliant. If the code violation persists beyond the time allotted by the City, the resident is subject to legal action.

Many SSCRA residents at or below 120% of the Area Median Income (AMI) identified with active code violations do not have the capital to pay for the repairs required to be compliant. This reimbursable loan has, unfortunately, created an unintended barrier to these community residents, preventing access to this much-needed capital required to bring their home to code and remove a hazard to their health.

Foundation for a Healthy St. Petersburg will provide \$200,000 in upfront capital as a grant to the City for 20 SSCRA residents who could not access the capital from the City's RAP. With these additional funds, the Rapid Roof Replacement Program (a sub-program of the Housing Rehabilitation Program) will offer a forgivable loan at zero percent (0%) interest to income-eligible applicants who own and occupy a residential dwelling unit located within the boundaries of SSCRA. The loan will be forgiven after five years of continued occupancy by the homeowner.

To qualify for the Rapid Roof Replacement Program, the total gross annual income of the household, including all residents, should not exceed 120% of Area Median Income (AMI).

The SSCRA will contribute another \$200,000 for a project total of \$400,000 to serve 40 SSCRA residents. The City will also maximize the SSCRA funding for roofing repairs to leverage the SHIP and HOME funds to expand their rehabilitation to include assistance beyond the roof and the damage from a leak. The project outcomes will be comprehensive repairs to homes with code violations in the SSCRA that bring owner-occupied residences to healthy, livable standards, and allow residents to remain in their homes and neighborhoods over time.

Applications will be processed through the City's online Neighborly portal. Once all the required information has been received, a City representative will inspect the home and determine the "Scope of Work" to be completed. After the application has been approved, the contractor with the lowest bid will be selected to complete the work.

The program will continue until all funds have been exhausted. The maximum project amount is \$20,000 and will cover replacing roofs and repairs to the ceiling, soffit, fascia, and walls caused by roof leaks.

To support broader vendor and supplier diversity goals, the program will include outreach to new roofing contractors and will utilize the same document requirements as the RAP Housing and Community Development staff will conduct income verification and perform inspections, while the SSCRA staff will provide project monitoring.

Administration believes that approval of the attached resolution is in the best interest of the City.

RECOMMENDATION:

Administration recommends City Council approve a resolution authorizing the Mayor or his Designee to accept grant funding in the amount of \$200,000 from the Foundation for a Healthy St. Petersburg, Inc to be used toward a program to repair or replace roofs for income-eligible homeowners in the South St. Petersburg Community Redevelopment Area and approve a supplemental appropriation in the amount of \$200,000 from the increase in the unappropriated balance of the General Fund (0001), resulting from the above grant revenues, to the Economic and Workforce Development Department, Economic and Workforce Development Division (375-2609).

COST/FUNDING/ASSESSMENT INFORMATION

Grant revenues in the amount of \$200,000 will be received from the Foundation for a Healthy St. Petersburg and deposited into the General Fund (0001). Funds will be available after approval of a supplemental appropriation in the amount of \$200,000 from the increase in the unappropriated balance of the General Fund (0001), resulting from the above grant revenues, to the Rapid Roof Replacement Project (20256).

ATTACHMENTS: Resolution

APPROVALS:

Administration: McFoster

Budget: Kaitlyn Berger

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO ACCEPT GRANT FUNDING IN THE AMOUNT OF \$200,000 FROM THE FOUNDATION FOR A HEALTHY ST. PETERSBURG, INC. ("FOUNDATION") TO BE USED TOWARD A PROGRAM TO REPAIR OR REPLACE ROOFS FOR INCOME-ELIGIBLE HOMEOWNERS IN THE SOUTH ST. PETERSBURG COMMUNITY REDEVELOPMENT AREA; APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$200,000 FROM THE INCREASE IN THE UNAPPROPRIATED BALANCE OF THE GENERAL FUND (0001) RESULTING FROM THESE ADDITIONAL GRANT REVENUES TO THE ECONOMIC AND WORKFORCE DEVELOPMENT DEPARTMENT, ECONOMIC AND WORKFORCE DEVELOPMENT DIVISION (375-2609); AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO RECEIVE THE GRANT FUNDS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg City Council approved a Community Redevelopment Plan ("Plan") for the South St. Petersburg Community Redevelopment Area ("CRA") on May 21, 2015 (Ord. #169-H), which included establishment of a tax increment financing district and redevelopment trust fund for the entire 7.4-sq.mi. South St. Petersburg CRA; and

WHEREAS, a major strategy of the South St. Petersburg Plan is to direct the vast majority of revenues generated from the South St. Petersburg tax increment financing district to provide direct assistance for private investment in residential and non-residential redevelopment in the form of grants, loans, property tax abatements or other vehicles that help leverage capital from diverse sources; and

WHEREAS, on December 6, 2018, City Council approved the Affordable Single-Family Homeownership Program via Resolution 2018-613, which provides CRA funding to support affordable homeownership for income-eligible households through, among other programs, the rehabilitation assistance for owner-occupied properties ("RAP") program; and

WHEREAS, the RAP program currently offers reimbursable loans to South St. Petersburg CRA residents at or below 140% of the Area Median Income ("AMI") to provide them with funds to remove health and safety risks from the home and to correct code violations; and

WHEREAS, lack of capital has prevented access to the RAP program funding for a number of the South St. Petersburg CRA residents at or below 120% of AMI with active code violations requiring roof repair or replacement; and

WHEREAS, the City is developing a sub-program of the RAP program that will offer a forgivable loan at zero percent (0%) interest to residents at or below 120% AMI who own and occupy a residential dwelling unit located within the boundaries of the City's South St. Petersburg Community Redevelopment Area with active code violations requiring roof repair or replacement ("Rapid Roof Replacement Program"); and

WHEREAS, the Foundation for a Healthy St. Petersburg, Inc. ("Foundation") has offered to provide \$200,000 in matching grant funds for a minimum of twenty (20) residents at or below 120% AMI to have their roofs repaired or replaced under the Rapid Roof Replacement Program; and

WHEREAS, Administration recommends acceptance of the grant funding from the Foundation.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, that the Mayor or his designee is authorized to accept funding in the amount of \$200,000 from the Foundation for a Healthy St. Petersburg, Inc. ("Foundation") to be used toward a program to repair or replace roofs for income-eligible homeowners in the South St. Petersburg Community Redevelopment Area.

BE IT FURTHER RESOLVED that there is hereby approved from the increase in the unappropriated fund balance of the General Fund (0001), resulting from these additional grant revenues, the following supplemental appropriation for FY24:

General Fund (0001)

Economic and Workforce Development Department,

Economic and Workforce Development Division (375-2609) \$200,000

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute all documents necessary to receive the grant funds.

This Resolution shall become effective immediately upon its adoption.

LEGAL:

DEPARTMENT:

BUDGET:


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