

City of St. Petersburg
Housing, Land Use, and Transportation Committee
February 13, 2025 – 8:30 AM
City Hall, Room 100

Members: Committee Chair Richie Floyd, Committee Vice-Chair Mike Harting, Council Member Brandi Gabbard, and Council Member Gina Driscoll

Alternate: Council Member Deborah Figgs-Sanders

Support Staff: Bryan Casañas-Scarsella – City Council Legislative Aide

1) Call to Order

2) Approval of Agenda

3) Approval of January 9, 2025 Minutes

4) New Business – February 13, 2025

- a) Affordable housing and mixed-use development in the CRT-1 and CRT-2 zoning categories and potential updates to the Affordable Housing Site Plan Review regulations related to state updates to the Live Local Act (17.5) – *Liz Abernethy, Planning and Development Services Director*

Attachments:

- 1) Council Member Gabbard New Business Item, January 9, 2025
- 2) PowerPoint Presentation
- 3) CRT Zoning Map with Activity Centers 1-Mile Buffer

- b) A Discussion on City Council Affordable Housing Priorities (Business Item Previously Titled "City Council Resolution 2018-385 Concerning Penny for Pinellas Guidelines for Affordable Housing") – *Brett Pettigrew, Assistant City Attorney*

Attachments:

- 1) Council Member Floyd New Business Item, November 30, 2023
- 2) May 30, 2024 HLU Committee Minutes
- 3) Draft Resolution

Upcoming Meeting Dates & Tentative Agenda Items

March 6, 2025

- a) Residential Land Development Regulation (LDR) Updates – *Liz Abernethy, Planning and Development Services Director, and Corey Malyszka, Zoning Official Manage*

General Attachments:

Minutes of the January 9, 2025 HLU Committee Meeting
Pending and Continuing Referral List
Agenda Item Support Material

Informational Attachments:

10-Year Housing Plan Multi Family (including outstanding commitments)
Matrix of Accomplishments Over a 3-Year Period
Vacant and Boarded Report Comparison
Consolidated Plan Budget to Actual

City of St. Petersburg
Housing, Land Use, and Transportation Committee
January 9, 2025 Meeting Minutes
City Hall, Room 100

Members: Committee Chair Richie Floyd, Vice Chair Mike Harting, Council Member Brandi Gabbard and Council Member Gina Driscoll

Also present: Council Chair Copley Gerdes and Council Member Corey Givens, Jr.

Staff: Rob Gerdes, City Administrator, Amy Foster, Housing and Neighborhood Services, Dr. Avery Slyker, Housing and Community Development Director, Michael Dema, Assistant City Attorney, Brian Caper, Economic Development Director

Alternate: Council Vice Chair Lisset Hanewicz

Support Staff: Bryan Casañas-Scarsella – City Council Legislative Aide

1) Call to Order

2) Approval of Agenda - CM Floyd moved approval; all voted in favor.

3) Approval of the December 5, 2024, Minutes - CM Driscoll moved approval. All voted in favor.

4) New Business – January 9, 2025

Selection of Committee Chair and Vice-Chair

CM Gabbard opened the floor for nominations for Committee Chair. CM Floyd nominated himself, which was met with unanimous approval. Upon selection, Committee Chair Floyd assumed leadership of the meeting and called for nominations for Committee Vice Chair. CM Driscoll nominated CM Harting, who was unanimously approved.

Update on potential post-storm housing recovery programs allowable with local, state and federal funds – Amy Foster, Housing and Neighborhood Services Administrator, Dr. Avery Slyker, Housing and Community Development Director, and Brian Caper, Economic Development Director

Housing and Neighborhood Services Administrator Amy Foster provided an update on funding allocations, highlighting that the Biden Administration had approved \$12 billion in disaster recovery funding, of which the City would receive \$159.8 million. Ms. Foster cautioned that planning and United States Department of Housing and Urban Development (HUD) approval was required before funds could be accessed, referencing delays in similar cases, such as Lee County, which received significant funds two years ago that still have not been released.

Dr. Avery Slyker provided updates on the State Housing Initiatives Partnership (SHIP) program and the ongoing challenges of meeting disaster-related housing needs. She explained current funding allocations and caps, noting that the City is processing 13 rehabilitation applications with \$217,000 remaining after projected expenditures. Due to high demand, the City proposed capping disaster assistance for storm damage repairs at \$30,000 per home, aligning with county guidelines,

and focusing on tree removal, structural repairs, and interim housing needs. Ms. Foster clarified that no additional applications could come in after that.

Dr. Slyker explained how the City could allocate approximately \$1.4 million in disaster funding by repurposing various funding sources. She outlined that the City had received \$432,000 in SHIP disaster funds and could reallocate \$822,559 in HOME Investment Partnerships Program (HOME) dollars from the HUD, which would require a substantial amendment. Additionally, \$160,000 in American Rescue Plan Act (ARPA) funds had already been reallocated for disaster recovery.

Dr. Slyker emphasized that while reallocating these funds would provide immediate relief, it would not be enough to cover all outstanding needs. She also noted that previous strategies, such as shifting funds from rehabilitation to down payment assistance, were not viable this year due to an overwhelming demand for rehabilitation assistance. The recommendation was to begin using the \$1.4 million immediately, rather than sweeping additional funds to ensure both immediate disaster response and continued support for long-term housing programs.

Council Members discussed program specifics, such as insurance deductibles and utility arrears. CM Gabbard and Council Chair Gerdes raised concerns about how deductibles (up to \$5,000) would be covered and whether the program's structure would adequately address out-of-pocket expenses. CM Driscoll suggested integrating tree replacement efforts for properties where trees were removed, which staff agreed to explore within other City programs.

Dr. Slyker concluded with procedural details for disaster assistance applications, emphasizing accessibility through the Neighborly portal and paper alternatives. She noted a key change in the program: applicants can now use their own contractors, provided they are licensed, insured, and registered with the City's vendor system. Additionally, the program would follow standard rehabilitation guidelines, with some waivers granted by HUD and SHIP to streamline the process. She also clarified that the program would prioritize applicants below 80 percent of the area median income (AMI) and require supporting documentation, such as FEMA and insurance denial letters.

Dr. Avery Slyker provided an overview of the proposed funding allocations and program structure, addressing questions from Council Members regarding rental and utility assistance limits. She explained that the limits were determined based on past municipal programs and regional precedents. Amy Foster added that recent emergency rental assistance data showed that many residents required assistance at these levels. She noted that while some Council Members may feel uneasy about covering up to three months of rent at \$3,000 per month, that amount was now close to the median rent in the City.

Committee Chair Floyd acknowledged the concern but pointed out that while rental assistance was reasonable, he was surprised by the amount allocated for utility arrears. Ms. Foster clarified that the funds were restricted to residents earning 80 percent AMI or below, making it unlikely that recipients would have significantly higher expenses.

CM Driscoll asked for clarification on whether all applicants were pre-screened to ensure they met the 80 percent AMI threshold. Dr. Slyker confirmed that this was the case, noting that even during street outreach, staff verified income eligibility as a preliminary step. Committee Vice Chair Harting inquired about how residents were informed about the program. Dr. Slyker and Ms. Foster responded that while word of mouth played a role, post-storm outreach efforts—including door-to-door canvassing and flyers—were a key component. They also reassured the committee that ongoing engagement efforts included neighborhood meetings and partnerships with community organizations. CM Givens raised concerns about accessibility, asking if City staff were available to assist applicants in person, similar to the Federal Emergency Management Agency's (FEMA) disaster response efforts. Dr. Slyker confirmed that her team provided hands-on assistance, even meeting applicants at their homes if necessary.

Dr. Slyker then reviewed comparable programs in other municipalities, noting that Clearwater, Largo, and Pinellas County had varying assistance limits and program structures.

Notably, Clearwater had been unable to assist any applicants due to a lack of FEMA follow-through by residents. CM Gabbard pressed for clarification on that, expressing concern that overly bureaucratic requirements could prevent eligible residents from accessing aid. Dr. Slyker explained that SHIP only required applicants to provide a denial letter from FEMA, which would be sufficient to qualify for assistance. CM Gabbard strongly supported this approach, arguing that residents should not be forced to go through FEMA's lengthy and cumbersome appeal process to qualify for other aid. Committee Chair Floyd also acknowledged the challenges of the FEMA appeal process. He suggested that the City consider approving applicants tentatively while their appeals were pending.

Ms. Foster emphasized that some residents simply never applied for FEMA assistance because they anticipated being denied due to a lack of flood insurance. She emphasized that while helping residents access available aid was important, there also needed to be a conversation about personal risk mitigation and long-term resiliency planning. CM Gabbard agreed, emphasizing the importance of requiring flood insurance for future eligibility but reiterating her stance that FEMA denials should not disqualify residents from City programs.

The discussion then shifted to funding allocations. Dr. Slyker presented a decision point: whether to reallocate \$500,000 in General Fund money from the Rebates for Affordable Residential Rehabs program to disaster assistance. She cautioned that doing so could impact programs supporting the construction of accessory dwelling units (ADUs) and new housing development. She also asked for feedback on the down payment assistance programs. CM Gabbard asked for further details on how ADU projects would be affected, and Ms. Foster explained that the City had an ongoing partnership with private builder Cask, which specializes in ADU construction. Pausing the Rebates for Affordable Residential Rehabs program would effectively halt projects already in the pipeline.

After further discussion, CM Gabbard and CM Driscoll expressed strong support for keeping both the Rebates for Affordable Residential Rehabs and down payment assistance programs operational while using the \$1.4 million already allocated for disaster relief. Council Chair Gerdes, adding that ADU projects were also a form of disaster recovery, as they helped create housing options for families displaced by storms.

Dr. Slyker concluded with an additional policy question: how to handle applicants whose storm damage costs did not meet their insurance deductible, making them ineligible for FEMA assistance. She explained that many residents had called in frustration after learning their insurance estimates placed them just below their deductible threshold. Ms. Foster confirmed that this was a common issue, as many insurers calculated damages just under deductible limits, effectively preventing homeowners from receiving assistance. She emphasized the need for a policy decision on whether these cases should be eligible for City aid.

CM Gabbard raised concerns about this situation, stating that homeowners who received FEMA denials should not be required to go through an appeal process to qualify for City assistance. She also questioned whether the City should provide financial assistance to residents who had insurance but chose not to file a claim. Acknowledging the complexity of the issue, she expressed hesitation about using City funds to assist homeowners who were opting out of utilizing their own insurance coverage. She asked for input from her colleagues on how to navigate this fairly while ensuring support for those who were actively trying to recover but were not being made whole by existing processes.

Committee Chair Floyd sought clarification, initially interpreting the issue as pertaining only to residents whose insurance claims fell below their deductible. Council Chair Gerdes further explained that the problem had two components: those who had never applied for FEMA and those who were now past the deadline and could no longer apply. Dr. Slyker confirmed that residents who had not applied for FEMA at this point would be ineligible for the City's assistance programs.

Council Chair Gerdes stated that he wanted to be clear on this eligibility requirement to ensure that the process was well understood.

Ms. Foster reminded the committee that the demand for aid significantly exceeded available funding. She emphasized that defining clear eligibility criteria was necessary to ensure resources were directed efficiently. Council Chair Gerdes proposed setting a threshold where deductible assistance would only be provided if the deductible exceeded a certain percentage of the insurance award, suggesting fifty percent as a reasonable benchmark. Ms. Foster acknowledged the suggestion, stating that staff would determine the appropriate percentage based on further analysis.

Ms. Foster then introduced the next discussion topic, the We Are St. Pete Fund, announcing that it had surpassed the \$1 million threshold. She explained that the fund was designed to support three groups: residents, small businesses, and City employees impacted by the hurricanes, including those who may not be City residents. Based on feedback from previous meetings, staff recommended aligning the housing assistance programs for residents and employees, with eligibility extended to either 120 or 140 percent of AMI, depending on Council's decision.

A new proposal was introduced for employee rental assistance, specifically for City employees paying both a mortgage and rent while their homes were under repair. Ms. Foster noted that while the existing employee rental assistance program had been well-utilized, this addition would help those experiencing financial strain from carrying both housing costs. CM Givens inquired about funding caps, and Ms. Foster explained that the program would cover any amount exceeding thirty percent of an employee's income, with a maximum cap of five hundred dollars per month.

CM Gabbard strongly supported the rental assistance proposal, citing an increasing number of residents facing the burden of maintaining two housing payments. CM Driscoll also voiced support but expressed concern about ensuring sufficient funding for the employee rental assistance program. Ms. Foster reassured the committee that based on application trends, there was sufficient funding for both the existing and proposed programs.

CM Driscoll asked whether the employee assistance program would be expanded to City employees who live outside of the city limits. Ms. Foster confirmed that St. Petersburg residents would apply under general citizen programs, while non-resident City employees would be eligible under the employee assistance fund to prevent duplication. CM Givens inquired about part-time employees, and Ms. Foster confirmed that part-time staff were not currently eligible. Committee Chair Floyd advocated for increasing the income threshold to 140 percent AMI, which was also supported by CM Driscoll and Council Chair Gerdes. Ms. Foster confirmed that staff would proceed with this recommendation.

The discussion then shifted to small business support through the We Are St. Pete Fund, with Brian Caper presenting a draft relief program modeled after the Fighting Chance Fund used during the COVID-19 pandemic. The program proposed a structured approach to providing grants based on the level of impact sustained by businesses. Mr. Caper explained that businesses in shared commercial spaces such as co-working offices, salons, or shared kitchens that lost inventory or equipment would be eligible for a smaller grant, while businesses in dedicated brick-and-mortar locations experiencing similar losses would receive a higher amount. Additional funding would be available for businesses that had sustained structural damage, and those that faced both structural damage and inventory loss would receive the highest level of assistance.

Mr. Caper explained that the application process would be online and on a first-come, first-served basis, with businesses required to provide documentation of losses. In response to Committee Vice Chair Harting's question, Mr. Caper confirmed that the City had conducted outreach in impacted areas, identifying inventory loss and equipment damage as the most common issues. He also outlined a multi-channel marketing strategy, including direct outreach through business navigators, social media, City newsletters, and partnerships with organizations like the Chamber of Commerce and the St. Petersburg Area Economic Development Corporation (EDC).

CM Gabbard raised concerns about the exclusion of home-based businesses, noting that past relief programs, including the Fighting Chance Fund, had included them. While acknowledging that structural damage would be covered by homeowners' insurance, she pointed out that many home-

based businesses might not have coverage for inventory or equipment losses. She urged staff to consider expanding eligibility to include these businesses. Mr. Caper confirmed that staff would evaluate the possibility of including home-based businesses under the inventory and equipment loss category.

Council Chair Gerdes agreed with CM Gabbard's concerns regarding the exclusion of home-based businesses from disaster assistance, particularly in cases where insurance coverage for business-related inventory might be insufficient. He pointed out that even if a business owner had insurance, inventory stored in a garage or in a designated business-use portion of their home might not be covered. He advocated for reviewing the program to ensure home-based businesses were not unfairly excluded from assistance. He also raised concerns about the reliance on attestation as the sole proof of loss, expressing a preference for requiring additional documentation such as photographs. Mr. Caper reassured Council Chair Gerdes that the program already required various forms of documentation, including photos, insurance denial letters, and applications for small business assistance. He acknowledged that businesses might not have initially thought to take pictures of damaged inventory, which is why the attestation option was included as a last resort. However, he emphasized that the preference was always to collect as much supporting evidence as possible to validate claims.

Council Chair Gerdes then brought up cases where landlords had failed to make necessary repairs to rental properties. He asked whether the program included assistance for business owners who needed to relocate due to unaddressed storm damage. Mr. Caper acknowledged that this scenario had not been fully considered in the program's design. He explained that while tenants could apply for structural repair funds on behalf of the property owner, they would still need the property owner's approval to proceed. He agreed that relocation assistance for businesses facing uninhabitable conditions was a valid concern and committed to reviewing how the program could be adjusted to address it.

CM Driscoll then expressed concerns about the lack of a cure period for business applications. She questioned whether businesses making minor errors in their applications should have to restart the process from the back of the queue. Mr. Caper explained that the decision to forgo a cure period was based on the limited funding available. He noted that holding applications open for corrections would create logistical challenges, potentially preventing new applicants from being considered in a timely manner. However, he assured the committee that businesses would be informed of deficiencies in their applications and given the opportunity to reapply quickly.

Ms. Foster then took the opportunity to provide an overview of the fund's financial allocations. She reminded the committee that while up to \$100,000 had been originally set aside for administrative costs, none of that money had been used for staff salaries or operations. Instead, City staff had absorbed the administrative work within their existing roles, and the Pinellas Community Foundation, which was managing the fund, had not taken any fees beyond the percentage associated with invested funds. She then broke down the current allocation plan, explaining that \$100,000 was designated for rapid resolution assistance, which provided immediate relief such as moving costs or first month's rent for displaced residents. An additional \$200,000 was set aside for small businesses, while \$400,000 was allocated for general citizen assistance, and \$100,000 was designated for the employee relief program. She reiterated that these amounts were flexible and could be adjusted based on program demand, but she cautioned that at the maximum grant levels, the small business program would only be able to assist 10 to 15 businesses. Given the limited resources, she encouraged Council Members to continue working with community organizations, such as the Chamber of Commerce, to explore additional fundraising opportunities.

CM Driscoll agreed that the available funds would likely run out quickly and emphasized the importance of securing external contributions to expand the reach of the program. Returning to the issue of the application process, she asked whether business owners would be encouraged to meet with a navigator before submitting their applications to minimize errors. Mr. Caper confirmed that

the City planned to provide tutorial videos and clear instructions on how to complete the application. By offering upfront guidance, the City hoped to reduce the number of incomplete applications. CM Driscoll also highlighted the need to engage a broader range of business organizations beyond the Chamber of Commerce. She pointed out that many small, independent businesses, including members of the Downtown Business Association (DBA), may not be connected to the Chamber of Commerce and could miss out on critical information about the program. She asked whether City staff would be present at the upcoming DBA meeting to discuss the program. Mr. Caper replied that he was unsure but agreed to follow up to ensure proper outreach was conducted.

CM Driscoll then returned to the topic of home-based businesses, emphasizing the unique situation of artists operating out of designated artist enclaves in the city. She noted that these artists often relied on their homes for studio and gallery space, making their entire business operation vulnerable to storm-related losses. She urged the City to reconsider its stance on home-based businesses and ensure these individuals had access to assistance. Mr. Caper acknowledged the concerns and confirmed that staff would revise the program to include home-based businesses, particularly in cases involving inventory or equipment loss.

As the meeting neared its conclusion, Committee Chair Floyd raised one final issue regarding structural repair grants for rental properties. He suggested that similar to the income restrictions applied to homeowners, there should be financial qualifications for landlords seeking assistance. He expressed concern that landlords with significant resources should not receive City funds for repairs they could afford to make on their own. He requested that staff explore potential criteria to address this concern.

Review of the HLUT Committee Referral List¹

Ms. Foster commented that the list was incomplete and suggested postponing a full review until a later date.² However, Committee Chair Floyd invited Council Members to flag any items they believed should be removed. CM Hanewicz confirmed that her two items, addressing hybrid condo-hotel uses and stormwater requirements, should remain on the list. CM Gabbard suggested removing former CM Montanari's item related to parking minimums in downtown development, explaining that it had been on the list for a long time without progress. CM Driscoll agreed, noting that recent zoning changes had already eliminated parking minimums in some areas and that she did not support reopening the discussion. CM Driscoll made a motion to remove the item, which was unanimously approved by the committee.

Council Chair Gerdes provided an update on his referral item regarding permeable green space requirements, explaining that it had been delayed due to the storms but was expected to be ready for discussion in the first quarter. Committee Chair Floyd confirmed that his remaining referral items were also nearing completion.

Before adjourning, Committee Chair Floyd took a moment to recognize the retirement of Stephanie Lampe, thanking her for her service and wishing her well.

Committee Chair Floyd adjourned the meeting at 9:29 AM.

¹ Committee referral lists may be reviewed periodically to allow Council Members to remove their items or refer items to another appropriate committee. Additionally, as Council Members term off City Council, their referral items may require a new sponsor. A review also allows Council Members and City Administration to provide updates on an item's timeframe.

² Upon review, the referral list was complete as presented, and no omissions were identified.

Housing, Land Use, & Transportation Committee Pending & Continuing Referral List						February 13, 2025	
	Topic	Return Date	Date of Referral	Prior Meeting	Referred by	Staff	Notes
1	Affordable housing and mixed-use development in the CRT 1 and 2 zoning categories and potential updates to the Affordable Housing Site Plan Review regulations related to state updates to the Live Local Act (17.5)	2/13/25	1/9/25		Gabbard	Liz Abernethy	
2	City Council Resolution 2018-385 concerning Penny for Pinellas guidelines for affordable housing	2/13/25	11/30/23	5/30/24	Floyd	Brett Pettigrew	5/30/2024 - CM Floyd will work with Legal to draft resolution and seek input from advisory committees before bringing this back to HLUT. 10/10/2024 - Canceled due to Hurricane Milton.
3	Residential Land Development Regulation (LDR) update	3/6/25	3/21/24	9/12/24	Staff	Liz Abernethy, Corey Malyzska	9/12/2024 - Next update: November 2024 (Canceled due to Hurricanes) January 2025 - Staff wishes to return to the 3/6/25 HLUT meeting
4	Creation of community eviction standards for City-owned housing and City-subsidized housing	TBD	6/16/22	2/9/23	Floyd	City Legal	3/7/2024 - These two items were combined, per CM Floyd's request. Estimated return date: summer 2024.
5	Percentage of required permeable green space for yards abutting streets	TBD	12/15/22	5/11/23	Gerdes	Liz Abernethy, Claude Tankersley, Corey Malyzska	3/7/2024 - Estimated return date: summer 2024. 6/20/2023 - CM Gerdes plans to bring back this item.
6	Funding housing development projects through municipal bonds	TBD	8/3/23		Floyd	Tom Greene	
7	Potential code changes addressing Condo/Hotel hybrid uses	TBD	3/21/24		Hanewicz	Liz Abernethy, Corey Malyzska	
8	Potential actions to appropriately recognize the historic significance of the Lincoln Cemetery and the Greenwood Cemetery	TBD	3/21/24		Driscoll	Michael Dema, Derek Kilborn	
9	Universal Basic Mobility pilot program	TBD	4/11/24	7/11/24	Driscoll	Evan Mory, Cheryl Stacks	7/11/2024 - Item introduced and will come back when staff is ready.
10	Potential amendments to Section 16.20.120.6.2 regarding the calculation of floor area ratio bonuses for workforce housing	TBD	2/15/24	8/8/24	Driscoll	Liz Abernethy, Mark VanLue	8/8/2024 - Estimated return date: Spring 2025
11	Expansion of the Jamestown Apartments for affordable housing	TBD	5/16/24	8/8/24	Driscoll	Chris Ballestra	8/8/2024 - Estimated return date: Fall 2024
12	AHAC Update	TBD	Ongoing	4/11/24	Council	Mark VanLue	
13	Minimum requirements for new construction in the stormwater floodplain areas	TBD	11/7/24		Hanewicz	Liz Abernethy, Hannah Rebholz	
14	Reviewing regulations on development in the Coastal High Hazard Area	TBD	1/9/25		Driscoll	Liz Abernethy, Hannah Rebholz	
15	A Discussion on Neighborhood Traffic Calming	TBD	1/23/25		Floyd	Evan Mory, Cheryl Stacks	
16	A discussion on the Pinellas Suncoast Transit Authority's (PSTA) Connected Community Bus Network	TBD	2/6/25		Floyd (Staff Request)	Evan Mory, Cheryl Stacks	

Upcoming HLUT Committee meetings: 3/6, 4/10, 5/8, 6/12, 7/10, 8/14, 9/11, 10/9 & 12/4

Revised: 2/7/2025

CITY COUNCIL AGENDA NEW BUSINESS ITEM

TO: Members of City Council

DATE: December 16, 2024

COUNCIL DATE: January 09, 2025

RE: Referral to the Housing, Land Use, and Transportation Committee to discuss affordable housing and mixed-use development in the CRT 1 and 2 zoning categories and potential updates to the Affordable Housing Site Plan Review regulations related to state updates to the Live Local Act (17.5)

ACTION DESIRED:

Respectfully requesting a referral to the Housing, Land Use, and Transportation Committee to discuss affordable housing and mixed-use development in the CRT 1 and 2 zoning categories and potential updates to the Affordable Housing Site Plan Review regulations related to state updates to the Live Local Act (17.5)

Council Member Brandi Gabbard
District 2

Affordable Housing Site Plan Review CRT Zoning & SB 328

HLUT

February 13, 2025





Affordable Housing Site Plan Review: Background

State Legislation

- **2020 - HB1339 – Affordable Housing**
- **2023 - SB102 – Live Local Act**
- **2024 - SB328 – Live Local Act 2024**

City Code

- **2022 - LDR 2021-03**

Established the Affordable Housing Site Plan review process implementing HB1339; 30% affordable with 15% at 80% AMI and 15% at 120% AMI

- **2023 – LDR 2023-03**

Amended the Affordable Housing Site Plan review process implementing SB102; Created second path for affordable projects 40% at 120 AMI



Affordable Housing Site Plan Review:

AHSPR 22-01 – Fairfield Apartments

- Approved April 14, 2022
- 6.92 Acres – Industrial Traditional Zoning
- 264 dwelling units



1 NORTH ELEVATION
SCALE 1/16" = 1'-0"



Affordable Housing Site Plan Review:

AHSPR 23-01– Palm Lake Christian
Church

Approved March 2, 2023

- 8.32 Acres – Residential Zoning
- 4-story building
- Total of 86 dwelling units





Affordable Housing Site Plan Review:

AHSPR 23-02– Raytheon
Public Hearing - July 20, 2023

- 29.11 Acres – Industrial Zoning
- 1,058 units
- 4-story buildings

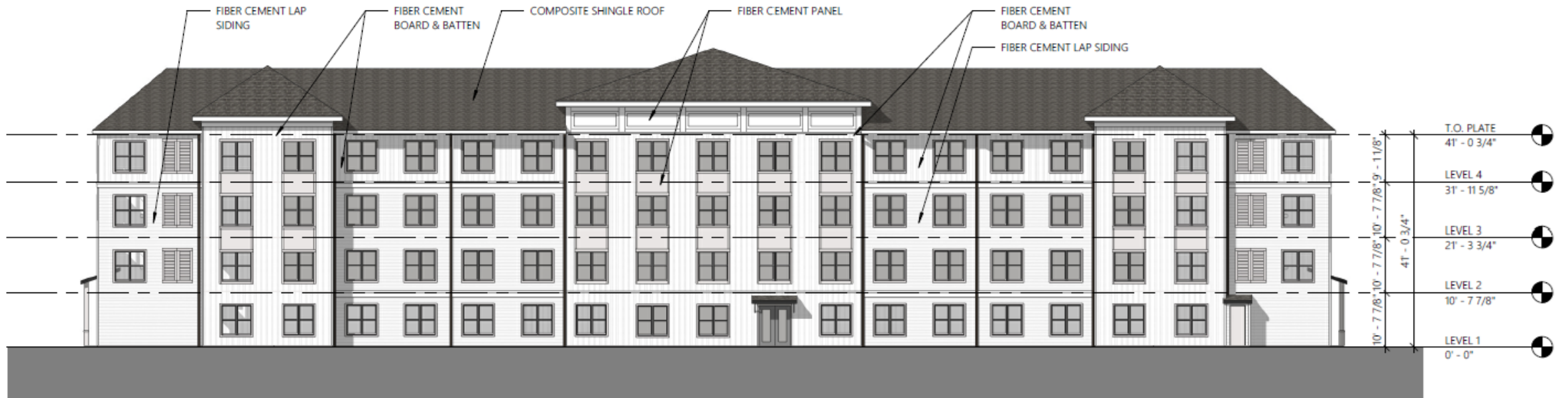




Affordable Housing Site Plan Review:

AHSPR 24-01– Hanover Project Administrative – June 2024

- 8.96 Acres – Commercial Zoning
- 304 units
- 4-story buildings



1 BUILDING T01 - FRONT ELEVATION
SCALE: 1/16" = 1'-0"



SB 328 Amendments to 17.5

- Add FAR allowance of 6.0 FAR (150% of 4.0); 82 unit/acre density limit still applies
- Amend applicability to exclude airport-impacted areas and add requirements for TOD areas
- Add parking exemption for future SunRunner 22nd Street S Overlay (TOD area)
- Amend height regulations to add provision related to proximity to single-family zoning
- Add conforming and non-conforming provisions



Corridor Residential Traditional Zoning Districts

16.20.060.1. Composition of traditional residential corridors.

The CRT district addresses major streets lined with residential uses. Examples include portions of 9th, 16th, 49th, and 58th Streets, as well as 1st, 5th, and 22nd Avenues North and South and 9th Avenue North. While some multifamily uses can be found along these corridors, the majority of these areas are single-family in character. Some of these areas are highly desirable, although most are struggling and in a distressed condition.

16.20.060.2. Purpose and intent.

The purpose of the CRT district is to encourage development of townhomes, condominiums, apartment buildings and **mixed-use buildings** that are appropriately scaled to the context of the corridor and to facilitate conversion of remaining single-family homes to offices or limited retail uses. These uses can provide affordable workforce housing units and buffer the adjacent interior single-family neighborhoods from the high volumes of traffic on major streets. Development standards reinforce the traditional development pattern.

16.90.020.3. - Definitions

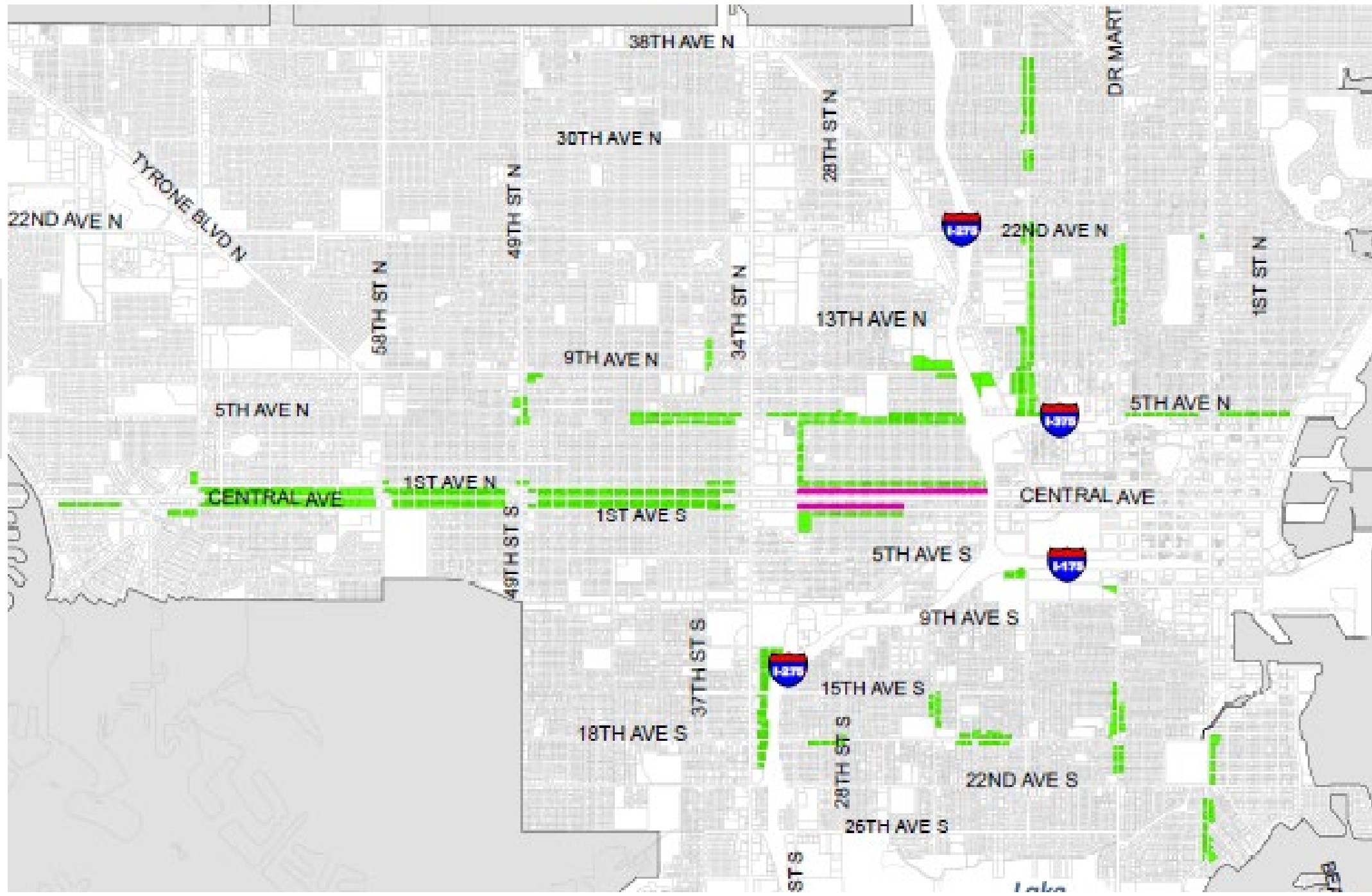
Residential district or residential zoning district means any NT, NS, NMH, NPUD, CRT or CRS zoning district.



CRT-1



CRT-2





CRT AHSPR Projects

Density & Height Allowance:

Density – 82 du/acre

Statutes require that a municipality may not restrict the density below the highest allowed density on any land in the municipality where residential development is allowed

What is the highest density allowed in our City?

Retail Center (RC) -2: allows up to 82 units per acre.

Height

A municipality may not restrict the height of a proposed development authorized under this subsection below the highest currently allowed height for a commercial or residential development located in its jurisdiction within 1 mile of the proposed development or 3 stories, whichever is higher.



What does 82 du/acre look like?



The Beacon 930 75 du/acre



Urban Landings: 84 du/acre



The Madison: 75 du/acre



The Salvador: 84 du/acre



745 Del Mar Terrace: 80 du/acre



What heights will be allowed?

Corridor Residential Traditional:

CRT -1: 36-72 feet

CRT - 2: 48-72 feet

Activity Centers – within 1 mile:

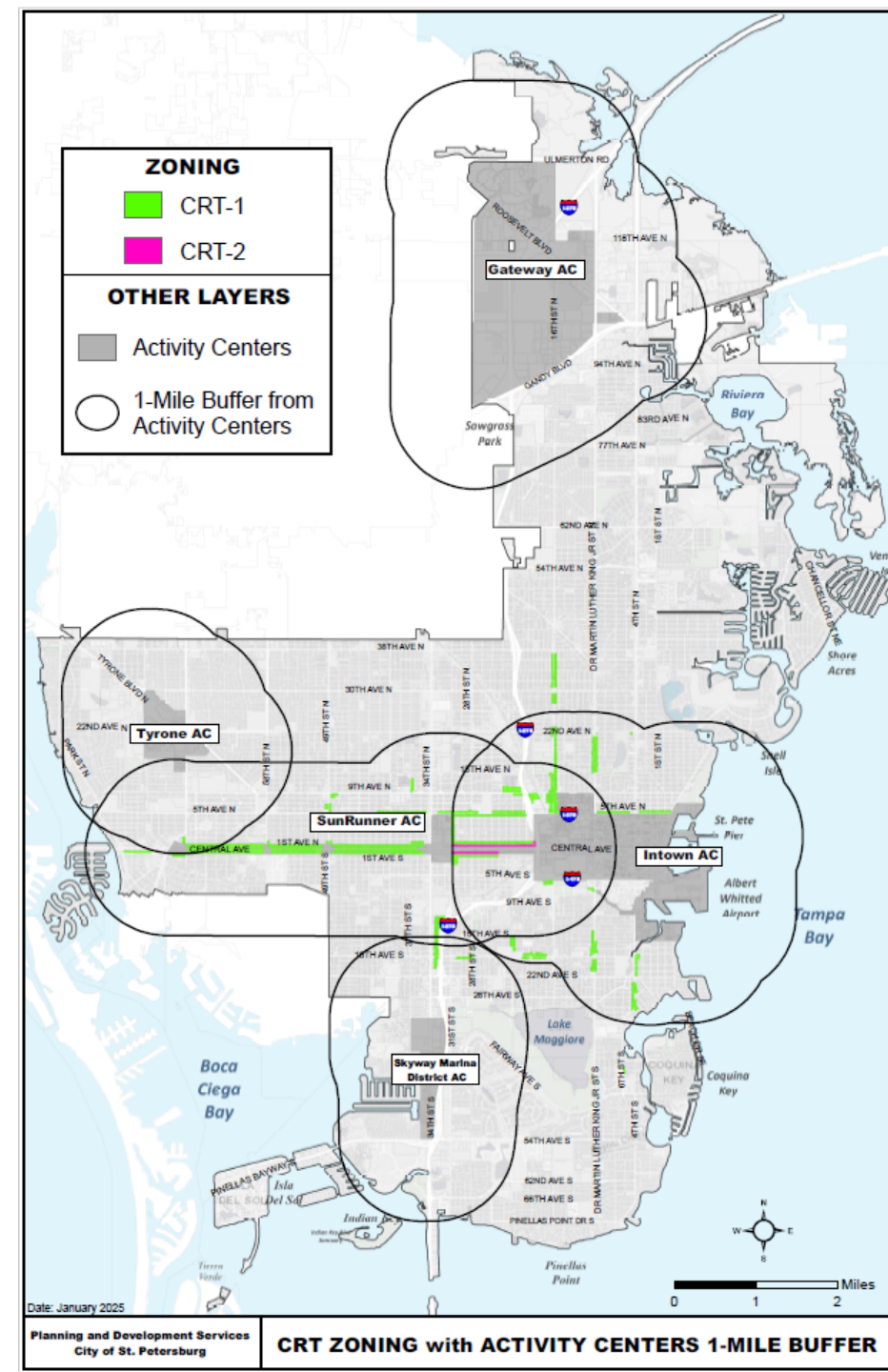
Downtown – 50-300 feet

Central Avenue – 72-foot

Tyrone – 72-84 feet

Skyway Marina – 84-foot

Gateway – max allowed by FAA





Discussion and Next Steps

City Council:

- First Reading
- Second Reading/Public Hearing

THANK YOU



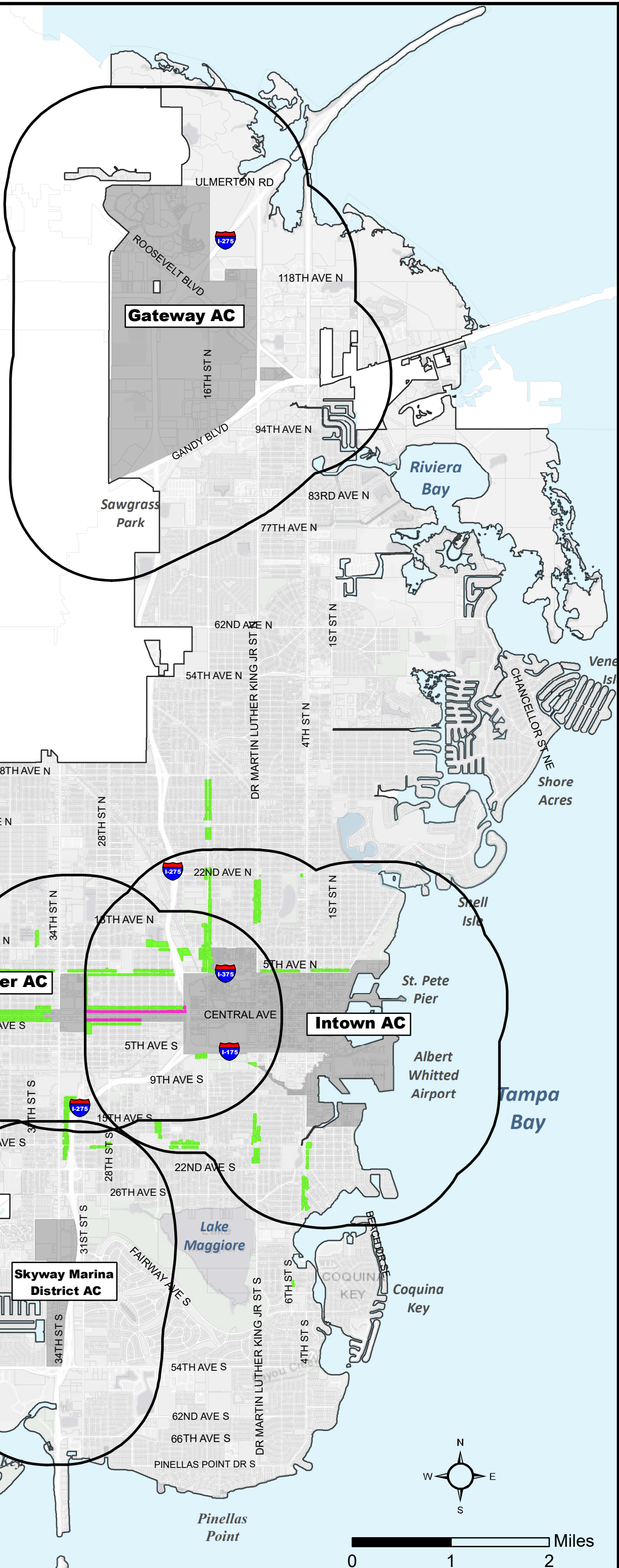
Housing & Neighborhood Services Administration
Planning & Development Services Department

ZONING

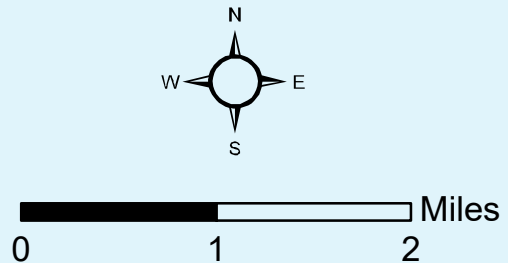
- CRT-1
- CRT-2

OTHER LAYERS

- Activity Centers
- 1-Mile Buffer from Activity Centers



Date: January 2025



CITY COUNCIL AGENDA NEW BUSINESS ITEM

TO: **Members of City Council**

DATE: November 15, 2023

COUNCIL DATE: November 30, 2023

RE: Referral to the Housing, Land Use & Transportation to discuss Penny for Pinellas Affordable Housing Guidance

ACTION DESIRED:

Respectfully requesting a referral to the Housing, Land Use & Transportation Committee for a discussion regarding City Council Resolution 2018-385 concerning Penny for Pinellas guidelines for affordable housing.

HLUT Committee Chair Richie Floyd
Council Member, District 8

Attachments:
Resolution 2018-385

NO. 2018-385

A RESOLUTION ESTABLISHING POLICY GOALS FOR FUNDING FROM THE FOURTH ROUND OF THE PENNY PROGRAM EXPENDED BY THE CITY FOR THE ACQUISITION OF LAND FOR AFFORDABLE RESIDENTIAL HOUSING PROJECTS AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Penny for Pinellas is a one-cent local option sales surtax program enacted in Pinellas County pursuant to Florida Statutes section 212.055(2) for the financing, planning, and construction of infrastructure in the County (collectively, the “Penny Program”); and

WHEREAS, voters in County-wide referendums have approved four consecutive rounds of the Penny Program, running from 1990–1999, 2000–2009, 2010–2019, and 2020–2029, respectively, with approval of the fourth round occurring in November 2017; and

WHEREAS, the allocation of the City’s expected proceeds from the fourth round of the Penny Program was set forth in City Council resolution 2017-378, along with a list of representative projects that could be funded with those proceeds; and

WHEREAS, that representative projects list included, in the “Citywide Infrastructure” category, a \$15 million line item for “Affordable Housing;” and

WHEREAS, according to data from the Department of Housing and Urban Development (“HUD”), 40,805 households, or approximately 40% of all households in St. Petersburg, are considered “cost-burdened” because more than 30% of household income is spent on housing; and

WHEREAS, the HUD data also shows that this problem is most acute for households that are below average with respect to area median income (“AMI”), with 9,580 or 75% of households earning 30% of AMI or less cost-burdened; 9,095 or 79% of households earning between 30%-50% of AMI cost-burdened; 10,540 or 64% of households earning between 50%–80% of AMI cost-burdened; and 4,255 or 41% of households earning between 80% and 100% of AMI cost-burdened; and

WHEREAS, the City Council and the City’s Administration agree that, with respect to funding from the fourth round of the Penny Program that is expended by the City for the acquisition of land for affordable residential housing projects pursuant to Florida Statutes section 212.055(2)(d)(1)(e) (the “Applicable Funding”), a substantial portion of that Applicable Funding should be used for the benefit of these cost-burdened households; and

WHEREAS, the City Council and the City’s Administration agree that establishing specific policy goals will help ensure that the Applicable Funding is used to provide assistance to these cost-burdened households in a timely manner.

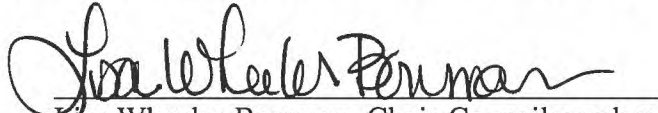
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the following policy goals are hereby established for the Applicable Funding:

1. The City will expend a cumulative amount of at least \$15 million in Applicable Funding on or before December 31, 2030.
2. With respect to the cumulative total of units in all residential housing projects located on land acquired with Applicable Funding:
 - (a) At least 50% of the units will be affordable to individuals or families whose total annual income does not exceed 60% of AMI adjusted for household size.
 - (b) At least 75% of the units will be affordable to individuals or families whose total annual income does not exceed 80% of AMI adjusted for household size.
 - (c) At least 90% of the units will be affordable to individuals or families whose total annual income does not exceed 120% of AMI adjusted for household size.

BE IT FURTHER RESOLVED that the policy goals established by this resolution are limited solely to the City's expenditure of the Applicable Funding, and except as explicitly set forth in this resolution, these policy goals are not intended to supersede resolution 2017-378 or otherwise limit the City's authority to allocate, budget, appropriate, or expend any proceeds from the fourth round of the Penny Program.

This resolution will become effective immediately upon adoption.

Adopted at a regular session of the City Council held on the 19th day of July, 2018.


Lisa Wheeler-Bowman, Chair-Councilmember
Presiding Officer of the City Council

ATTEST:



Chan Srinivasa, City Clerk



City of St. Petersburg
Housing, Land Use, & Transportation Committee
May 30, 2024 – 1:00 PM
Minutes

Members: Committee Chair Brandi Gabbard, Committee Council Member Richie Floyd, and Council Member Copley Gerdes

Alternate: Council Member Gina Driscoll

Others present: Tom Greene, Assistant City Administrator, Brett Pettigrew, Assistant City Attorney, Amy Foster, Housing and Neighborhood Services Administrator, Joshua Johnson, Housing and Community Development Director, Dr. Avery Slyker, Housing and Community Development Assistant Director, Mark Van Lue, Housing and Development Manager, Evan Mory, Transportation and Parking Director, Cheryl Stacks, Transportation Manager, Ian O'Hara, Vice Mayor of the City of Gulfport, Florida, April Thanos, Ward 1 Council Member of the City of Gulfport, Florida, and Chelsea Favero, Planning Manager for Forward Pinellas.

Support Staff: Bryan Casañas-Scarsella – City Council Legislative Aide

1) Call to Order—1:00PM

2) Approval of Agenda—CM Floyd moved approval; all voted unanimously.

3) Approval of the May 16, 2024, Minutes—CM Floyd moved approval; all voted unanimously.

4) New Business – May 30, 2024

- a) City Council Resolution 2018-385 concerning Penny for Pinellas guidelines for affordable housing (*CM Floyd*)

CM Richie Floyd discussed the goals for the Penny for Pinellas funding program, particularly focusing on affordable housing and the Area Median Income (AMI) rates and a proposal to draft a resolution for handling any affordable housing cash subsidies, focusing on 80% AMI and below. Amy Foster provided a detailed update on the City's affordable housing efforts and the impact of funding policies. She highlighted that the City has exceeded its affordable housing goals, particularly for units below 80% AMI. She explained that the City tracks various strategies under the Housing Opportunities for All plan, including density bonuses, but these do not receive City dollars. Instead, they rely on state and federal funds for low-income tax credits, with the City providing gap financing. She noted that recent economic changes have resulted in more units being produced at higher AMI levels. Ms. Foster emphasized the limitations of the City's \$750,000 annual budget for affordable housing and the need to balance funding from different sources. She stressed that without additional budget allocations, the City can only provide partial financing, which is often dictated by available state and federal funds, particularly those targeting 80% AMI and above due to the Live Local Act. Ms. Foster concluded by stating that if the City were to focus solely on lower AMI units, it might result in fewer projects being completed, given the dependency on gap financing and external funding sources.

CM Gina Driscoll voiced concerns regarding the focus on 120% Area Median Income (AMI) units under the Live Local Act. She also emphasized the value of addressing naturally occurring affordable

housing, which she said is often harder to identify and support. CM Driscoll expressed concern that restricting the City's ability to provide gap financing might result in lost development opportunities. She sought clarification on how such restrictions could impact affordable housing projects.

Ms. Foster replied by providing context on the challenges of funding affordable housing. She explained that assembling the necessary funding for such projects often takes several years, involving various funding sources. Ms. Foster highlighted some current Requests for Proposals (RFPs) and the different AMI levels they target. She emphasized two significant projects that would be discussed on the June 6 City Council agenda, both of which are financed by the state and do not include any units above 80% AMI. Ms. Foster also noted additional state funds available for Live Local projects, which target 80% to 120% AMI. She stressed that despite significant state funding, the City still needs to provide gap financing to complete these projects.

CM Driscoll agreed that focusing on 80% AMI and below is crucial. However, she expressed a desire to codify this focus while maintaining flexibility for exceptional projects that might require support at higher AMI levels. CM Driscoll pointed out that current economic conditions and stagnant income growth make it difficult for residents to afford higher rents, underscoring the need for more affordable housing. Ms. Foster suggested that the issue might not be as urgent as perceived, noting that no units at 100% or 120% AMI had been built with City funds in multifamily projects. Instead, these higher AMI units were financed in the Community Redevelopment Area (CRA). She proposed a broader policy discussion that goes beyond the Penny for Pinellas program to include all citywide housing programs. Ms. Foster pointed out that 120% AMI is above market rate in the CRA and suggested a more nuanced approach to addressing the issue.

CM Floyd then clarified his intentions regarding the discussion on affordable housing funding. He explained that he used the Penny for Pinellas resolution as a starting point because it was the only written guideline available, but his aim was to address broader funding issues beyond just the Penny for Pinellas program. He emphasized that his focus was on creating a general policy applicable to various funding sources, including the \$750,000 allocated annually for broad funding. CM Floyd stated that he was not advocating for an ordinance that would completely restrict spending for units above 80% AMI. Instead, he proposed a resolution like the one discussed at the previous HLU meeting on the topic of tenant protections, which outlined desired outcomes and required the Administration to report whether those goals were met in each deal. He stated that this approach would allow for flexibility and enable Council to review and decide on projects that might include units at higher AMI levels, such as 100% AMI, under unique circumstances, and that the resolution would serve as a guideline for what Council wants to achieve, ensuring a focus on 80% AMI and below, while still allowing for exceptions based on specific project needs.

Mr. Van Lue added to the discussion by agreeing with Ms. Foster's assessment that the problem being addressed might not currently exist. However, he acknowledged Council's desire to better understand the deals presented. He explained that each mixed-income project is unique and often includes both affordable and market-rate units, which complicates funding decisions. He emphasized that the City never has enough subsidy funds to meet all requests, so they must prioritize projects that offer the best return on investment and that this is evaluated based on the length, depth, and number of affordable units provided. He stressed the importance of maintaining flexibility in negotiations, as projects often require a mix of income levels to balance financial viability and reduce the need for City subsidies, and he cautioned against policies that might hinder the City's ability to support projects with a mix of AMI levels, noting that very few projects have a single AMI level across all

units. He explained that mixed-income projects are designed to reduce subsidy needs by including higher-income units, thus allowing more efficient use of public dollars.

CM Copley Gerdes asked for clarification on the request on focusing affordable housing efforts on units at 80% AMI and below. CM Gerdes emphasized that this focus should not mean outright rejection of projects that include higher AMI units but rather a requirement for explanations as to why more units at the lower AMI level were not included. He proposed two possible approaches for addressing this issue: the first would be to handle each project on a case-by-case basis; the second would be to pass a blanket resolution that clearly states Council's support for subsidizing affordable housing at 80% AMI and below. He expressed openness to either approach, noting that the second approach might reduce administrative constraints and provide a clear directive. Ms. Foster then provided details on current pipeline projects to illustrate the distribution of AMI levels in ongoing developments. She mentioned several projects, including Raytheon, Fairfield, Bayou Court, and Aria. She clarified that while these projects have been approved, none have been completed yet.

Committee Chair Brandi Gabbard thanked CM Floyd for bringing this issue forward. She voiced support for a broader resolution of support and mentioned the challenge of managing multiple policies, like the City-owned land policy and tenant protections, and noted that a clear, overarching resolution could help streamline and clarify their approach to funding. She suggested leaving the item on the agenda and working with Legal to draft a comprehensive resolution. She proposed that CM Floyd bring the draft back to the next HLUT meeting for an update and further discussion. This approach would allow time to refine the resolution and ensure it has broad support from other council members. Ms. Foster interjected to remind the committee that any decisions impacting CRA funding would need to be vetted by the Citizens Advisory Committee (CAC), which is currently working through its budget. Committee Chair Gabbard agreed, adding that the Affordable Housing Advisory Committee (AHAC) should also review the resolution.

CM Floyd sought clarification from Legal about the implications of passing a resolution supporting affordable housing projects focused on 80% AMI and below. CM Floyd expressed a desire for the Administration to clarify this point whenever presenting new deals to Council. Ms. Foster explained that this is already standard practice in order to secure Council's approval of any affordable housing deal. CM Floyd acknowledged this practice but emphasized the need for explicit confirmation that 80% AMI is being prioritized and reasons provided when it is not met. Ms. Foster assured that the Administration is always willing to provide these details and highlighted that such explanations often relate to the capital stack necessary for project viability. Brett Pettigrew added that the Penny for Pinellas resolution, as it has evolved, includes specific stipulations for City-funded affordable housing projects. He suggested that the proposed emphasis on 80% AMI or below could be compatible with these guidelines, whether the funding comes from the Penny for Pinellas program or other sources. Mr. Pettigrew clarified that the focus should be on project selection rather than deal negotiation, as the unit mix is predetermined by the financial makeup of the projects. Ms. Foster said that the City currently does not reject projects based on AMI levels due to limited funding and the need to ensure project completion. She suggested that the focus should be on revising CRA programs, which are simpler and do not involve complex capital stacks. She assured the committee that the Administration already considers Council's preferences, especially regarding 120% AMI units.

CM Floyd outlined a path forward, suggesting that a formal resolution could signal Council's priorities to the development community and potentially influence future project proposals. He proposed working with Legal to draft a resolution, seeking feedback from advisory committees, and bringing it back for further discussion in a subsequent HLUT meeting. CM Floyd expressed

appreciation for the input from all participants and optimism about achieving broad support for the resolution.

Committee Chair Gabbard agreed and then posed a question regarding the consistent annual allocation of \$750,000 for affordable housing, a figure that has remained unchanged for several years. She inquired whether this amount is what the department requested or if it is simply the final number reflected in the budget. Assistant City Administrator Tom Greene clarified that the \$750,000 is the annual general fund investment for affordable housing, up from \$500,000 previously. He emphasized that this amount represents just a portion of the City's total investment in affordable housing. Mr. Greene highlighted that the City continuously seeks other resources to address housing needs, such as land sale proceeds and various grant programs managed by Ms. Foster and her team. He noted that these additional resources significantly contribute to the overall funding for affordable housing initiatives, which is often overlooked.

Committee Chair Gabbard acknowledged Mr. Greene's explanation but pointed out that the community often does not have access to the comprehensive financial information available to Council. Consequently, when discussing budgets with community members, questions frequently arise about why the \$750,000 allocation has not increased. She stressed the importance of understanding this number's context and expressed the need for clear communication to the public about the City's broader efforts and investments in affordable housing. CM Gabbard underscored the significance of discussing potential increases to this allocation as the overall City budget grows.

b) 49th Street Safe Streets Pinellas Study for the section of 49th Street from 1st Avenue North to 25th Avenue South (*CM Muhammad*)

Evan Mory introduced the project and highlighted the unique partnership opportunity with the City of Gulfport and Forward Pinellas, explaining that the center of 49th Street serves as the dividing line between the City of Gulfport and the City of St. Petersburg, necessitating joint jurisdiction. He praised the collaboration with the City of Gulfport and noted the presence of its representatives and stakeholders at the meeting. He then emphasized the corridor's severe crash history and its demographic impacts, particularly on minority and transit-dependent populations. Cheryl Stacks provided details on the community outreach efforts, which included walk audits, an online crowdsourcing map, and a survey. She noted significant engagement, with over 600 responses, and identified pedestrian safety as the primary concern. Ms. Stacks explained that the consultant recommended two long-term strategies, in addition to widening the sidewalk/trail on the east side of the street: lane repurposing to convert the four-lane road to three lanes with added crosswalks and bus bays (Alternative 1) and retaining the current lane configuration and provide vertical traffic calming via added raised crosswalks with speed moderation measures (Alternative 2).

Ms. Stacks elaborated on the benefits and challenges of each alternative. She explained that Alternative 1 offers greater opportunities for speed moderation and pedestrian safety but comes at a higher cost and potential delays. Alternative 2 is more cost-effective and easier to implement but less effective in improving safety. She also noted the community's preference for Alternative 1 among engaged participants, though broader survey results were more mixed. Furthermore, she outlined short-term projects such as high-visibility crosswalks and raising existing medians, as well as additional studies needed for long-term solutions, including a corridor lighting study and evaluating the need for a roundabout at 18th Avenue South. For Alternative 1, Ms. Stacks also highlighted the need for another study or demonstration project. Mr. Mory then discussed the next steps, aiming to close the study in the coming months. He suggested bringing the findings to full Council for a similar

report. If the City of Gulfport and Forward Pinellas would follow suit, and a Memorandum of Understanding (MOU) or Interlocal Agreement (ILA) between the cities might be necessary to implement improvements across the road, Mr. Mory explained, highlighting the potential to seek grant funding starting in the Fall. The discussion concluded with Mr. Mory requesting feedback from the committee and a vote to finalize the study and bring a resolution to the full Council, demonstrating support for the study findings and next steps.

Committee Chair Gabbard asked why the study stops at 25th Avenue South. Ms. Stacks replied that the character of the roadway changes after 24th Avenue South, becoming more residential and going down to a two-lane roadway. Therefore, safety issues are reduced in that area.

CM Floyd asked for clarification on the cross-section views of the two proposed alternatives for the 49th Street project. He noted the presence of a median in the illustration of Alternative 2 on slide 11 and asked if it was a new addition. Ms. Stacks clarified that the section of the roadway between 11th Avenue South and 15th Avenue South already has five lanes, which includes a median. This specific section was being illustrated, but she noted that most of the area would not have such a median. CM Floyd expressed his strong support for Alternative 1, which involves lane repurposing. He emphasized that safety is his top priority and that he is willing to advocate for lane repurposing for safety reasons. To gain further perspective, he expressed his interest in hearing from the City of Gulfport representatives to understand if they share the same supportive stance towards lane repurposing.

Vice Mayor Ian O'Hara of the City of Gulfport joined the discussion, introduced by Committee Chair Gabbard. CM Floyd then addressed Mr. O'Hara with concerns about potential community backlash if they moved forward with Alternative 1 for the 49th Street project. CM Floyd referenced a similar situation on 34th Street South where lane repurposing had recently been the subject of some controversy. CM Floyd inquired about the City of Gulfport's stance on lane repurposing for this area and whether the city government would support such a move. Mr. O'Hara affirmed that Gulfport was fully supportive of the lane repurposing plan. CM Floyd then asked a question about the potential risks if the state opposed their efforts after all the work is done, citing a recent issue with the 34th Street South project. Mr. Mory highlighted a critical distinction between 49th Street and 34th Street, which is that 34th Street is state-owned. He reassured the committee that while the state has weighed in on 34th Street and other state roads like Drew Street in Clearwater, the situation with 49th Street is different. Since 49th Street is under local jurisdiction, the cities of St. Petersburg and Gulfport have more autonomy to implement changes without immediate state intervention. Mr. Mory expressed confidence that if both cities support the project, it can move forward successfully. CM Floyd noted that similar projects have proceeded with state cooperation, provided there is public debate. CM Floyd reiterated the importance of public involvement and shared his personal connection to the area, mentioning his frequent visits to Gulfport and his awareness of the safety issues on 49th Street.

Committee Chair Gabbard shared her experiences with the road, expressing her support for Alternative 1. She noted that the proposal to widen sidewalks reminded her of successful projects on Central Avenue and believed it would benefit local businesses. In addition, she praised the idea of studying the need for a roundabout at 18th Avenue South. She emphasized the importance of political will and collaboration with Gulfport to make the project successful.

CM Driscoll also voiced support for Alternative 1 as well, highlighting the importance of documenting public support. She expressed appreciation for the partnership with the City of Gulfport and emphasized the benefits for both communities. She also mentioned that this project aligned well

with the Safe Streets and Roads for All program and highlighted the need for immediate, smaller-scale safety improvements.

Ms. Stacks outlined immediate improvements that could enhance safety and aesthetics along 49th Street. She emphasized upgrading and refreshing existing marked crosswalks and pavement markings, especially those in poor condition, to better accommodate individuals with mobility issues. She also mentioned ensuring all ramps are ADA compliant. In the section between 11th and 15th Avenues, where there is already a center turn lane, she said there is a plan to raise the existing stamped medians and potentially add crosswalks, along with landscaping to beautify the corridor. She also pointed out another key recommendation from the consultant, which is to implement leading pedestrian intervals (LPis), which would adjust signal timings to allow pedestrians to start crossing before motorists get a green light, thus increasing pedestrian safety. This change involves no additional cost and could be implemented quickly. She concluded by noting that these immediate actions could be undertaken while more complex issues and significant changes are addressed through ongoing community conversations.

CM Driscoll inquired about the prioritization of the 49th Street project among other City projects. She asked if it could be elevated on the priority list to expedite some of the smaller project components. Mr. Mory responded affirmatively, explaining that the City of Gulfport is planning to allocate funds for the project in their next fiscal year's budget. On the St. Petersburg side, the project falls within the South St. Petersburg Community Redevelopment Area (CRA), he explained, and that discussions with workforce and economic development staff suggest that the CRA committee would likely support funding the project quickly. This approach would avoid drawing from other budget sources like the ongoing Complete Streets program. Mr. Mory also highlighted that the 49th Street project aligns well with the Safe Streets and Roads for All initiative, as it is already part of a planning grant from this program. This positioning within the grant pipeline indicates a strong likelihood of receiving further investment for implementation, emphasizing the project's viability and importance.

CM Driscoll confirmed with Mr. Greene that the current budget recommendations are being made by the South St. Pete CRA and the CAC. She proposed moving a resolution to full Council. CM Driscoll emphasized the importance of the City of Gulfport's participation, urging representatives to attend the upcoming Forward Pinellas meeting to demonstrate support and collaboration. Committee Chair Gabbard invited Chelsea Favero to provide additional information. Ms. Favero indicated that Forward Pinellas would support the project once the cities had endorsed it, and they would work together on a funding application for the Safe Streets and Roads for All program for a demonstration project or implementation grant.

CM Driscoll inquired if the Police Department (PD) had included the corridor in its traffic safety education efforts. Mr. Mory acknowledged the road's reputation as a spot where drivers avoid speeding to prevent citations. Ms. Stacks confirmed that the PD had been attending the Fusion 49th Street District Association meetings and that they are enforcing traffic laws on 49th Street. CM Driscoll asked about the inclusion of pedestrian high-visibility enforcement days in this area, noting the PD's success with similar efforts downtown. She also proposed lowering the speed limit. Ms. Stacks indicated that this could be considered after further study and after implementing low-cost treatments such as refreshing pavement markings and raising medians. She emphasized that automatically reducing the speed limit without other changes might not be effective. CM Driscoll expressed her appreciation for the community's participation and collaboration, particularly with the Fusion 49th Street District Association, and expressed her hope for continued community engagement. CM Driscoll then made a motion for the committee to request that a resolution be

created in support of the 49th Street Safe Streets Project, Alternative 1. Committee Chair Gabbard concluded by highlighting the urgency of the project, citing data from the Dangerous by Design report that underscored the critical need for improved pedestrian safety. The committee unanimously approved the motion to move forward with Alternative 1.

Committee Chair Gabbard adjourned the meeting at 2:23PM.

RESOLUTION NO. 2025-_____

A RESOLUTION REGARDING HOUSING FOR HOUSEHOLDS WITH INCOME AT OR BELOW 80% OF THE AREA MEDIA INCOME; ESTABLISHING THAT THE CREATION OF SUCH HOUSING IS A PRIORITY OF CITY COUNCIL WHEN SUBSIDIZING AFFORDABLE HOUSING THAT IS NOT PUBLICLY OWNED; REQUESTING THAT CITY ADMINISTRATION ALLOCATE CITY RESOURCES IN ACCORDANCE WITH THAT PRIORITY; STATING THAT REQUESTS FROM CITY ADMINISTRATION FOR CITY FUNDING THAT DEVIATE FROM THAT PRIORITY SHOULD EXPLAIN THE NECESSITY FOR DOING SO; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Area Median Income (“AMI”) is the midpoint of a specific area’s income distribution and is set by the United States Department of Housing and Urban Development (“HUD”); and

WHEREAS, the City provides resources to developers to aid in the creation of income-restricted affordable housing that is not publicly owned, and rent charged for income-restricted units in that housing is set using HUD data relating to the local AMI; and

WHEREAS, rent for a two-bedroom unit restricted to 120% of area median income, typically considered “workforce housing,” in 2024 is \$2,580, and rent for a two-bedroom unit restricted to 80% of area median income, typically considered “affordable housing,” in 2024 is \$1,720; and

WHEREAS, the average rent for a two-bedroom apartment in St. Petersburg in October 2024 is \$2,175 per month according to apartments.com, demonstrating a need for City resources to be prioritized for housing that rents below market rate; and

WHEREAS, formally establishing that priority will signal to developers and to City Administration the kinds of housing that City Council is inclined to support when asked to approve the use of City resources for housing that is not publicly owned; and

WHEREAS, when City resources are used to support the creation of new housing that is not publicly owned, those City resources are almost always used to supplement to other funding sources, including federal grants and tax credits; and

WHEREAS, those funding sources frequently impose conditions on the housing to be built, including conditions that may require the inclusion of housing for households with income exceeding 80% AMI; and

WHEREAS, to accommodate those conditions, City Administration may need to deviate from the priority established by City Council when allocating City resources to subsidize the creation of that housing; and

WHEREAS, it is reasonable for City Administration to explain the need for such deviation when requesting City Council approval for the use of City resources.

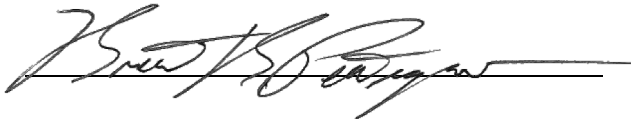
NOW, THEREFORE, BE IT RESOLVED that creation of decent, safe, and sanitary housing for households with income at or below 80% AMI is a priority of the City Council of the City of St. Petersburg, Florida, when subsidizing the creation of affordable housing that is not publicly owned.

BE IT FURTHER RESOLVED that the City Council requests that, when using City resources to subsidize the creation of affordable housing that is not publicly owned, City Administration allocate those resources in accordance with the priority stated above, using those resources to subsidize the creation of housing that is not publicly owned for households with income above 80% AMI only when necessary.

BE IT FURTHER RESOLVED that, if City Administration requests approval from City Council to use City resources to subsidize the creation of housing that is not publicly owned for households with income above 80% AMI, the request should explain the necessity for deviating from the priority established by this resolution.

This resolution will become effective immediately upon adoption.

LEGAL:

A handwritten signature in black ink, appearing to be "Brent B. [unclear]", written over a horizontal line.

Ten-Yr Housing Plan Multi-family (includes outstanding Commitments)

Name of Development	Address	Total Number of Units	0-30% AMI (& 33% AMI) UNITS	<50% AMI Units	<60% AMI Units	<80% AMI Units	<120% AMI Units	Funding Req. From City	HOME	SHIP	LHAF	Other City (CRA/HCIIP)	City Penny	Econ Stab or ARPA*	Other - Non City Funding Assistance	Current Status	Type of Units	
Burlington Place	3155 Burlington Ave N	53		53				\$90,000		\$90,000					\$12,339,117	Complete -CO 2017	New	
Burlington Post	Burl. Ave & 32nd St N	90		8	78		4	\$90,000		\$90,000					\$17,754,470	Complete 2018	New	
The Preserves at Clam Bayou Phases I & II	4110 34th Ave S	16		16				\$970,590	\$970,590						\$1,818,000	Complete 2019	New	
The Preserves at Clam Bayou 3	4146 34th Ave S	8		8				\$481,093	\$481,093						\$962,186	CO issued 6/24/20	New	
Skyway Lofts (aka Avery Commons)	3319 39th Ave. South	65	10		42	13		\$90,000			\$90,000				\$15,434,149	Complete - CO 2/28/2022	New	
Delmar Terrace	745 Delmar Terrace South	65	33		32			\$334,000				\$334,000			\$22,031,984	Complete-CO issued 1/28/22	New	
Butterfly Grove	506 Grove St North	20		20				\$75,000				\$75,000			\$5,164,600	Complete - CO 3/23/2022	Demo & New Construction	
The Shores Apt	Ave S and 31st St. S	51	5		46			\$567,500				\$567,500			\$11,057,703	Complete- CO issued 8/12/22	New	
VOA's Innovare	846 5th Av S	51	4	8	39			\$75,000				\$75,000		\$3,426,166	\$15,632,818	Complete CO2/23/2024	New	
Bayou Pass	3201 6th Street South	10		10				\$111,000	\$111,000							CC approved preservation 1/07/2021	Preservation thru 1/01/2031	
CHAF	1825 13th S/S, 1861 13th S/S, 936 23rd A/S	6					6	\$60,000				\$60,000				Complete 9/21/21	New	
Whispering Pines	2655 54th Ave S	20		20				\$910,000	\$910,000						\$4,796,585	Complete CO issued 4/19/24	New	
Founders Point	2901 31st Street South	15	3	12				\$395,817	\$320,817			\$75,000			\$5,089,191	FHFC awarded additional 1.12M funding 5/2023. 4/11/24 closed. Under Construction- 65%complete	New	
Arya New NE	5475- 3rd Lane North	415				59	66	\$1,000,000						\$1,000,000	\$97,000,000	Council approved 7/15/21. Under construction - Leasing underway for phase I	New	
Jordan Park and the Legacy JP Senior	1245 Jordan Park Strret South	266	40		226			\$2,000,000				\$2,000,000			\$91,600,725	Complete.	60 New/ 206 rehab	
Bear Creek- elderly	635-64th Street South	85	18		42	25		\$6,560,000				\$290,000	\$320,000	\$1,950,000	\$4,000,000	\$18,884,568	Completed- C of O issued- fully leased up	New- Elderly
Sixteenth Square	1600 block of Dr. Martin Luther King Jr. S. South	11					11	\$286,000				\$286,000			\$2,314,000	Complete. Ribbon cutting Jan 2024.	New townhomes	
Russell Street	1701, 1715, 1729 Russell St. S	12			12			\$750,000						\$750,000		Rehab complete.	Preservation through 2/4/2052	
Habitat Shell Dash	12th Avenue & 16th St. South	10				10		\$1,075,000				\$1,075,000				CC approved Assignment to Habitat on 9/7/23. Agreement signed 9/14/23. Under Constuction - approx 80% complete. Expect construction completion in March 25.	New	
Orange Station (now "The Central")	1300 1st Ave N	42					42									CDA Development Agreement for former police station site 8/27/20, 2nd Amendment signed 06/11/21. Third Amendment signed 8/23/2023. Piings and foundations underway 2/28/24.	New	
Fairfield Apartments	3200 Fairfield Avenue South	264		53		67	144	\$9,700,000				\$9,700,000			\$87,800,000	Revised funding request approved- BCC 10/31/23 and 11/9/23 CC. Currently In permitting. HUD issued funding commitment letter. Working with Blue Sky and SPHA on tax credit funding to fill final gap.	New	

Citrus Grove	731 15th St. S	84			84			\$1,420,708									CRA 7/05/22 - CC 8/18/22. Renovations completed. Property is being sold to Lincoln Avenue Communities.	Preservation
Skyway Lofts II	3800 34th St S	66	15	0	39	12		\$6,500,000					\$6,500,000	\$20,488,083			Loan Closed 2/08/2024. Under Construction 52% complete	New
Archway Flats on 4th	106th Ave & 4th St. N.	80	8		72	0		\$4,394,157					\$4,394,157	\$33,079,818			Selected for FHFC SAIL funding 8/23/23, revised City request approved 6/6/24- loan closing scheduled for March 18 2025.	New-Elderly
SPHA- Ed White	2331 9th Ave N	71			71			\$3,000,000					\$3,000,000	\$28,118,192			CC approved Penny 10/20/22- ARPA removed 6/6/24. Remaining Financing pending.	New
Vincentian Village	401 15th St N	73	4	11	58			\$1,000,000					\$1,000,000	\$30,178,162			CC approved 10/20/22 -FHFC awarded additional funds 5/2023- 4/5/24 loan closed, under construction 15% complete	New
Burlington Post II	3295 Burlington Ave. N.	75	17	0	34	24		\$5,825,578					\$2,886,453	\$2,939,125	\$21,700,313		CC approved ARPA 10/20/22 - CRA approval 11/10 CC. Awarded SAIL 1/27/22- switch ERA2 for CRA to CC 8/03/23. 8/6/24 closed. NOC filed. Under construction- 9% complete.	New-elderly
Palm Lake Urban Sanctuary	5401 22nd Ave N	86	13	14	42	17		\$1,544,057					\$1,544,057	\$29,335,693			CC approved 8/17/2023. FHFC funds awarded. Revised city funding request approved 6/6/24. Financial closing scheduled for mid-March 25.	New
Habitat The Grove Townhomes	1800 blk 18th Ave S	12			12												Council land approval 9/07/23. In construction- 30% complete	New
Habitat Pelican Place Townhomes	2100 blk 18th Ave S	36				36											Council land approved 8/3/2023. Site plan is approved. Funding plan is being finalized.	New
Bayou Court-Gravel Rd	4201 Sixth St S	60		12		9	39	\$2,740,000					\$2,740,000	\$14,537,560			Loan Closed 3/13/24. Under Construction-80% complete	New
Hartford Apartments	SW corner of Hartford St and 32nd Ave N.																City funding approved by CC on 7/11/24- City funding rescinded since project did not win FHFC award- will apply in next RFA Spring of 2025	New
City Funding Approved	APPROVED	2218	170	245	929	272	312	\$7,819,000	\$2,793,500	\$180,000	\$380,000	\$19,484,661	\$4,950,000	\$28,293,505	\$587,117,917			
Total approved & pending (includes some market)	COMBINE APPROVED & PENDING	2,218	170	245	929	272	312	\$7,819,000	\$2,793,500	\$180,000	\$380,000	\$19,484,661	\$4,950,000	\$28,293,505	\$587,117,917			
		2,218	1,616	at or below 80% AMI			312	at or below 120%AMI			1,928	combined Aff & WF						

Revised

9/3/2024

* ARPA projects approved October 20, 2022

**AWARDS, EXPENDITURES AND ACCOMPLISHMENTS OVER A THREE YEAR PERIOD
CDBG, CDBG-CV, ESG, ESG-CV, HOME, NSP, SHIP, SSCRA**

		FY 2025				FY 2024				FY 2023				GRAND TOTAL		
Title/Strategy	Description	Approved Budget	Expended as of November 30, 2024	Goals	Accomplishments as of November 30, 2024	Approved Budget	Expended as of September 30, 2024	Goals	Accomplishments as of September 30, 2024	Approved Budget	Expended as of September 30, 2023	Goals	Accomplishments as of September 30, 2023	Total Awarded	Total Expended	Total Goals / Accomplishments
Housing Counseling - Multiple Agencies	Homebuyer education and foreclosure prevention city-wide	65,000	3,340	100		75,000	56,790	125	208	75,000	31,440	125	222	215,000	91,570	430
Purchase Assistance *	Down payment and closing cost assistance city-wide	2,027,900	1,970,648	46	19	938,552	0	23	98	1,575,000	3,291,680	54	58	4,541,452	5,262,328	175
Housing Accessibility *	Disabled Retrofit city-wide	36,000		0		150,000	58,644	26	0	150,000	62,616	10	1	336,000	121,260	1
Rehabilitation Assistance *	Repair Code citable items city-wide	816,686	345,952	30	5	2,234,830	2,048,136	66	48	916,851	1,863,586	51	41	3,968,367	4,257,674	94
Façade Improvements - SSCRA *	Façade improvements - ext painting, re-siding/cleaning, masonry/stucco repair/replacement, replace/repair awnings/shutters, repair doors/windows, repair/restructure front porch/stoops, ext code violations, repair/replace fencing, repair/replace accessibility ramps	0	0	10	0	100,000	126,974	10	8	400,000	116,058	50	7	500,000	243,032	15
Rapid Roof Replacement Program	Roof replacement program	200,000	0	20	0											
Multi-Family	New Construction/Preservation	6,159,680	0	125	0	959,266	0	64	0	979,275	0	65	0	8,098,221	0	0
Community Housing Development Organization PAL	Acquisition of property for construction of 20 units of affordable rental housing at 2655 54th Avenue South (Whispering Pines)	0	23,929	20	0	0	0	20	0	0	352,394	20	0	0	376,323	0
Community Housing Development Organization Bright Community Trust *	Develop 1 homes on NSP lots and other vacant land to be sold to first-time homebuyers at or below 80% mfi	236,300	97,281	1	0	219,750	0	1	0	237,711	0	1	0	693,761	97,281	0
Community Housing Development Organization PAL	Construction of affordable housing at 2901 31st Street South (Founders Point)	0	69,243	0	0	320,817	0	15	0	0	0	0	0	320,817	69,243	0
Boley Centers *	Rental vouchers for homeless persons city-wide	328,320	64,261	12	0	539,040	0	20	17	287,400	49,240	25	148	1,154,760	113,501	165
Catholic Charities *	Rental assistance to households at-risk of becoming homeless	40,000	550,417	20	0	0	0	0	0	40,000	0	20	0	80,000	550,417	0
TOTAL HOUSING		9,909,886	3,125,070	384	24	5,537,255	2,290,544	370	379	4,661,237	5,767,014	421	477	20,108,378	11,182,628	880

* Approved budget reflects new funding only, prior year(s) funding is also being utilized

<u>Case No.</u>	<u>Case Reported</u>	<u>Invstg</u>	<u>Location Address/Pin</u>	<u>Location ID</u>	<u>Owner's Name/Address</u>	
19 7546	19/03/25	Z15	2136 BONITA WAY S 01 32 16 49428 076 0020	113687	HUNDLEY, DAVID A 5141 14TH AVE N ST PETERSBURG 337106024	FL
23 13377	23/07/20	MW	1642 BURLINGTON AVE N 24 31 16 29718 007 0060	89091	DEVMAR SKY ST PETE LLC 360 CENTRAL AVE STE 800 ST PETERSBURG 337013984	FL
23 17009	23/09/11	MW	1648 BURLINGTON AVE N 24 31 16 29718 007 0070	89093	DEVMAR SKY ST PETE LLC 360 CENTRAL AVE STE 800 ST PETERSBURG 337013984	FL
23 13378	23/07/20	MW	1662 BURLINGTON AVE N 24 31 16 29718 007 0080	89095	DEVMAR SKY ST PETE LLC 360 CENTRAL AVE STE 800 ST PETERSBURG 337013984	FL
24 16004	24/08/29	Z05	1535 CONNECTICUT AVE NE 04 31 17 81540 047 0230	155267	MUELLER, MATTHEW TYLER 1535 CONNECTICUT AVE NE ST PETERSBURG 337035465	FL
20 8193	20/04/06	JCB	7705 DR. ML KING JR ST N 30 30 17 75605 001 0010	142657	JPMORGAN CHASE BANK NA 1111 POLARIS PKWY COLUMBUS 432402031	OH
23 13382	23/07/20	JCB	9001 DR. ML KING JR ST N 19 30 17 30690 000 0460	136235	BIZLIFT LLC 6836 WILD LAKE TER BRADENTON 342123299	FL
15 23204	15/10/05	JAR	927 DR. ML KING JR ST S 25 31 16 00648 000 0010	90649	R E M PROPERTIES IV INC 307 62ND AVE N ST PETERSBURG 337027537	FL
24 16457	24/09/05	Z15	4100 DR. ML KING JR ST S 06 32 17 00000 220 0100	191179	NEW PHILADELPHIA MINISTRIES OF 3501 37TH ST S ST PETERSBURG 337114308	FL
10 4014	10/03/17	JAR	1900 FAIRFIELD AVE S 24 31 16 59454 001 0011	90053	HOUSE OF GOD CHURCH WHICH IS T 1900 FAIRFIELD AVE S ST PETERSBURG 337121773	FL
24 17010	24/09/13	Z11	2935 FREEMONT TERR S 23 31 16 24138 008 0140	85351	SLP FLORIDA LLC PO BOX 587 ST PETERSBURG	FL

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					337310587	
24 16680	24/09/10	GF	3936 HAINES RD N 01 31 16 77166 001 0120	18909	TRAN, CAO HUNG 1101 73RD AVE N ST PETERSBURG 337025109	FL
24 13380	24/07/29	GF	4050 IRIS ST N 01 31 16 77166 007 0110	19129	TAMPA BAY INVESTMENT GROUP LLC 6822 22ND AVE N STE 338 ST PETERSBURG 337103918	FL
23 18099	23/09/28	GF	4716 IRIS ST N 01 31 16 37080 004 0030	16525	HIPPIE ROOTS NURSERY CO 4716 IRIS ST N ST PETERSBURG 337143246	FL
24 14650	24/08/14	JAR	960 JAMES AVE S 25 31 16 31248 000 0150	92631	USA HOUSING & URBAN DEV 451 7TH ST SW WASHINGTON 204100001	DC
15 29210	15/12/11	JAR	1417 JAMES AVE S 25 31 16 17694 000 0140	91399	DAVIS, JAMES A 1417 JAMES AVE S ST PETERSBURG 337052244	FL
25 4259	25/01/24	Z11	2500 LANGDON AVE S 26 31 16 72936 000 0570	98509	VALERA PROPERTY BROTHERS LLC 1129 DOGWOOD AVE TAMPA 336131717	FL
25 4168	25/01/24	Z11	2564 LANGDON AVE S 26 31 16 72936 000 0660	98525	JOHNSON, PATRICE 2564 LANGDON AVE S ST PETERSBURG 337122105	FL
2 15235	2/06/10	BG	6010 MAGNOLIA ST N 31 30 17 61146 091 0440	147895	WHITAKER, DAVID 6031 DR MARTIN LUTHER KING JR ST PETERSBURG 337031139	FL
19 29045	19/10/30	JAR	1056 QUEEN ST S 25 31 16 50976 002 0160	93727	ALLEN, BOBBY L 1036 QUEEN ST S ST PETERSBURG 337122424	FL
23 6230	23/04/06	CBG	1908 UNION ST S 25 31 16 79722 000 0200	95171	THAI, TRINH 1908 UNION ST S ST PETERSBURG 337123138	FL
23 1224	23/01/20	PM	651 10TH AVE S	185639	ALBANO INVESTMENTS GROUP INC	

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			30 31 17 77004 000 0040		PO BOX 1064 ST PETERSBURG 337311064	FL
19 20440	19/08/07	JAR	1151 10TH AVE S 25 31 16 80208 000 0060	95227	LEE, TIMOTHY 630 ARDEN PARK BLVD DETROIT 482021360	MI
18 32971	18/12/28	JCB	1201 102ND AVE N 13 30 16 78381 000 0010	5393	FL INT IMP FUND TRE ATTN: ST PETE REG COMM CNTR TALLAHASSEE 323996575	FL
18 32970	18/12/28	ZM	4029 13TH AVE S 27 31 16 53532 000 0060	102227	RERFF1 LLC 9912 BOSQUE CREEK CIR UNIT 302 TAMPA 336195160	FL
20 7706	20/03/30	JAR	1363 14TH ST S 25 31 16 10656 000 0050	90813	BEACHUM, BEATRICE W 935 POST AVE ROCHESTER 146192313	NY
21 4675	21/03/04	JAR	1421 14TH ST S 25 31 16 51138 000 0030	93737	SMITH, CARRIE 1428 14TH ST S ST PETERSBURG 337052412	FL
22 5212	22/03/04	Z11	3017 15TH AVE S 26 31 16 89694 003 0170	99495	CLARK, BONNIE J 3017 15TH AVE S ST PETERSBURG 337121941	FL
14 23118	14/11/03	ZM	3465 15TH AVE S 27 31 16 13860 000 0050	100685	COLEMAN, KOBIE 931 MILL STONE DR MARIETTA 300623859	GA
18 27379	18/10/12	PM	524 16TH AVE S 30 31 17 46404 005 0040	185291	KNITTER, JAKUB 1100 JACKSON RD CLEARWATER 337554601	FL
23 4872	23/03/17	GF	4100 16TH ST N 01 31 16 53442 000 0040	17139	4100 16TH ST MAIN LLC 4222 INTERLAKE DR TAMPA 336242349	FL
24 17103	24/09/12	JAR	1371 16TH ST S 25 31 16 54954 002 0090	93973	WALTERS, WINSTON 979 LOMA BONITA DR DAVENPORT 338379252	FL

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23 13381	23/07/20	CBG	2930 18TH AVE S 26 31 16 89640 005 0030	99113	INVESTMENT LLC TRE 7901 4TH ST N STE 8648 ST PETERSBURG 337024305	FL
22 13568	22/06/27	ZM	4100 18TH AVE S 27 31 16 87156 001 0030	104035	ROCKET MORTGAGE LLC 1050 WOODWARD AVE DETROIT 482263573	MI
18 33059	18/12/28	CBG	3000 19TH AVE S 26 31 16 00432 002 0010	96313	MBBS FLIP FUND LLC 125 NE 32ND ST APT 1703 MIAMI 331374354	FL
19 10299	19/04/23	JAR	1118 19TH ST S 25 31 16 20232 002 0190	91655	JORDAN, VANETTE BYNUM 2758 HILLVALE COVE WAY LITHONIA 300581827	GA
18 19693	18/07/30	RLH	3434 2ND AVE S 22 31 16 96228 006 0040	84147	LE, PHUONG VAN BINH 19321 US HIGHWAY 19 N STE 512 CLEARWATER 337643143	FL
14 8195	14/05/09	CBG	3021 21ST AVE S 26 31 16 00432 003 0220	96403	EDWARDS, BETTYE A 6699 22ND WAY S ST PETERSBURG 337125851	FL
16 6854	16/04/15	CBG	2165 22ND AVE S 25 31 16 14220 000 0030	90921	NIBLACK, PATRICIA 3888 40TH WAY S ST PETERSBURG 337114218	FL
22 2970	22/02/04	Z11	1411 28TH ST S 26 31 16 72846 000 0100	98019	DEO GRATIAS HOLDINGS LLC 2247 BONITA WAY S ST PETERSBURG 337124238	FL
22 13128	22/06/21	PM	657 29TH AVE S 31 31 17 62460 000 0590	188421	ALTRUISTIC LOVING CARE INC 3822 N 52ND ST TAMPA 336191006	FL
23 6226	23/04/06	Z11	1338 29TH ST S 26 31 16 72846 000 0180	98031	THOMAS, NATHANIEL JR PO BOX 13610 ST PETERSBURG 337333610	FL
20 25633	20/10/20	CBG	2239 29TH ST S 35 31 16 37854 001 0100	109153	TRU COAT ENTERPRISES INC 2239 29TH ST S ST PETERSBURG	FL

<u>Case No.</u>	<u>Case Reported</u>	<u>Invstg</u>	<u>Location Address/Pin</u>	<u>Location ID</u>	<u>Owner's Name/Address</u>	
					337123329	
24 7818	24/05/03	RSH	4434 3RD AVE N 22 31 16 43108 020 0130	82339	CARY, JOEL S 4434 3RD AVE N ST PETERSBURG 337137308	FL
20 19268	20/08/19	CBG	2437 33RD ST S 35 31 16 39276 000 1040	109255	GREENE, REGINA SPENCER 3257 VERDANT DR SW UNIT 1406 ATLANTA 303313085	GA
24 11501	24/07/02	Z16	3130 38TH AVE S 02 32 16 25866 001 0090	114207	AFFORDABLE PROPERTIES MGMT & R 321 28TH ST S ST PETERSBURG 337121507	FL
20 25639	20/10/20	BG	5720 4TH ST N 31 30 17 61146 058 0010	146761	OH MYUNG, KUN 2300 61ST LN N ST PETERSBURG 337104134	FL
23 6573	23/04/12	JCB	7491 4TH ST N 30 30 17 91243 001 0020	143715	JEM INVESTMENTS LTD 501 N MORGAN ST STE 202 TAMPA 336023906	FL
21 24246	21/10/06	JCB	8210 4TH ST N 30 30 17 75546 004 0120	142259	JANI, JAYANTILAL J EST 8210 4TH ST N ST PETERSBURG 337023606	FL
24 3253	24/02/23	JCB	8275 4TH ST N 30 30 17 75528 004 0130	142053	REM PROPERTIES I LLC 307 62ND AVE N ST PETERSBURG 337027537	FL
25 673	25/01/15	Z15	724 40TH AVE S 06 32 17 49752 001 0170	193287	MANZI, LISA 724 40TH AVE S ST PETERSBURG 337053842	FL
23 16689	23/09/06	Z21	1112 46TH ST S 27 31 16 55890 000 0020	102291	HARRIS, MICHAEL E 205 MEDLEY DR MADISON 270257816	NC
10 14376	10/07/29	MW	136 5TH AVE N 19 31 17 74466 003 0050	181213	PLDD 5TH AVENUE LLC 3060 ALT 19 N PALM HARBOR 346831929	FL
11 1738	11/02/02	MW	116 5TH ST S	181789	FLORIDA FAIR HOUSING CORP	

City of St. Petersburg, FL
Codes Compliance Assistance Division
St. Petersburg Vacant & Boarded Properties

<u>Case No.</u>	<u>Case Reported</u>	<u>Invstg</u>	<u>Location Address/Pin</u>	<u>Location ID</u>	<u>Owner's Name/Address</u>	
			19 31 17 74466 038 0110		PO BOX 330537 MIAMI 332330537	FL
24 7514	24/04/29	GF	2235 50TH AVE N 02 31 16 88326 000 0240	19915	THALER, JEFFREY G 1808 SHERWOOD CIR CLEARWATER 337646412	FL
23 12493	23/07/10	ZM	3604 6TH AVE S 22 31 16 96174 021 0010	83963	MANNING, SUSAN 3604 6TH AVE S ST PETERSBURG 337111716	FL
10 2294	10/02/10	PM	2711 6TH ST S 31 31 17 62460 000 0290	188373	AL-DILEAMY, NOORALDEAN 122 17TH AVE SE ST PETERSBURG 337015908	FL
23 522	23/01/10	MW	2311 8TH AVE N 14 31 16 12492 000 0220	51153	FLIPIT2U LLC 12011 FOX HILL CIR BOYNTON BEACH 334737833	FL
17 27416	17/10/30	JAR	1000 8TH AVE S 25 31 16 63612 000 0190	94427	DAVIS, BARBARA ANN 11401 S BELL AVE CHICAGO 606434123	IL

59 Cases selected for report.

City of St. Petersburg, FL
Codes Compliance Assistance Department
Midtown Vacant & Boarded Properties

<u>Case No.</u>	<u>Case Reported</u>	<u>Invstg</u>	<u>Location Address</u>	<u>Owner's Name/Address</u>	<u>Location Id</u>
15 23204	15/10/05	JAR	927 DR. ML KING JR ST S	MARTIN, RICHARD E 307 62ND AVE N SAINT PETERSBURG FL 337027537	90649
10 4014	10/03/17	JAR	1900 FAIRFIELD AVE S	HOUSE OF GOD CH LIVING GOD * 1900 FAIRFIELD AVE S SAINT PETERSBURG FL 337121773	90053
24 17010	24/09/13	Z11	2935 FREEMONT TERR S	TAYLOR, GERTRUDE 2935 FREEMONT TER S SAINT PETERSBURG FL 337121546	85351
24 14650	24/08/14	JAR	960 JAMES AVE S	FLOYD, ABBIE M 960 JAMES AVE S SAINT PETERSBURG FL 337052235	92631
15 29210	15/12/11	JAR	1417 JAMES AVE S	DAVIS, JAMES A * 1417 JAMES AVE S SAINT PETERSBURG FL 337052244	91399
25 4259	25/01/24	Z11	2500 LANGDON AVE S	BAKER, MAMIE EST * 1905 42ND ST S SAINT PETERSBURG FL 337113013	98509
25 4168	25/01/24	Z11	2564 LANGDON AVE S	SCREEN, MINNIE L EST 2564 LANGDON AVE S SAINT PETERSBURG FL 337122105	98525
19 29045	19/10/30	JAR	1056 QUEEN ST S	ALLEN, BOBBY L 1036 QUEEN ST S SAINT PETERSBURG FL 337122424	93727

<u>Case No.</u>	<u>Case Reported</u>	<u>Invstg</u>	<u>Location Address</u>	<u>Owner's Name/Address</u>	<u>Location Id</u>
23 6230	23/04/06	CBG	1908 UNION ST S	GOMEZ, LENORE 2839 IVANHOE WAY S SAINT PETERSBURG FL 337053602	95171
23 1224	23/01/20	PM	651 10TH AVE S	MOSLEY, DONALD F PO BOX 2072 SAINT PETERSBURG FL 337312072	185639
19 20440	19/08/07	JAR	1151 10TH AVE S	LEE, ANNIE L EST 1151 10TH AVE S SAINT PETERSBURG FL 337052116	95227
20 7706	20/03/30	JAR	1363 14TH ST S	BEACHUM, BEATRICE W 1363 14TH ST S SAINT PETERSBURG FL 337052326	90813
21 4675	21/03/04	JAR	1421 14TH ST S	SMITH, CARRIE 1428 14TH ST S SAINT PETERSBURG FL 337052412	93737
22 5212	22/03/04	Z11	3017 15TH AVE S	CLARK, BONNIE J * 3017 15TH AVE S SAINT PETERSBURG FL 337121941	99495
18 27379	18/10/12	PM	524 16TH AVE S	BECKFORD, VIRGIL 524 16TH AVE S SAINT PETERSBURG FL 337015440	185291
24 17103	24/09/12	JAR	1371 16TH ST S	HIRVELA, HELENE L TRE 1490 77TH ST N SAINT PETERSBURG FL 337104417	93973

<u>Case No.</u>	<u>Case Reported</u>	<u>Invstg</u>	<u>Location Address</u>	<u>Owner's Name/Address</u>	<u>Location Id</u>
23 13381	23/07/20	CBG	2930 18TH AVE S	DANDRIDGE, NOVELLA 2930 18TH AVE S SAINT PETERSBURG FL 337122552	99113
18 33059	18/12/28	CBG	3000 19TH AVE S	FAIRBANKS CAPITAL CORP 338 S WARMINSTER RD HATBORO PA 19040	96313
19 10299	19/04/23	JAR	1118 19TH ST S	BYNUM, INEZ 1118 19TH ST S SAINT PETERSBURG FL 337122343	91655
14 8195	14/05/09	CBG	3021 21ST AVE S	JONES, IDELL * 3021 21ST AVE S SAINT PETERSBURG FL 337122922	96403
16 6854	16/04/15	CBG	2165 22ND AVE S	BRADLEY, MARY EST * 1435 PRESCOTT ST S SAINT PETERSBURG FL 337122442	90921
22 2970	22/02/04	Z11	1411 28TH ST S	REED, RUDOLPH * 2941 22ND AVE S SAINT PETERSBURG FL 337122926	98019
22 13128	22/06/21	PM	657 29TH AVE S	STRANDBERG, ERNEST * 4621 23RD AVE S SAINT PETERSBURG FL 337113303	188421
23 6226	23/04/06	Z11	1338 29TH ST S	THOMAS, NATHANIEL JR PO BOX 13457 SAINT PETERSBURG FL 337333457	98031

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City of St. Petersburg, FL
Codes Compliance Assistance Department
Midtown Vacant & Boarded Properties

Page 4

<u>Case No.</u>	<u>Case Reported</u>	<u>Invstg</u>	<u>Location Address</u>	<u>Owner's Name/Address</u>	<u>Location Id</u>
20 25633	20/10/20	CBG	2239 29TH ST S	DAVIS, JACQUELINE L * 2239 29TH ST S SAINT PETERSBURG FL 337123329	109153
20 19268	20/08/19	CBG	2437 33RD ST S	SPENCER, ELLA M 2437 33RD ST S SAINT PETERSBURG FL 337123314	109255
11 1738	11/02/02	MW	116 5TH ST S	5TH STREET HOLDING CO INC 3637 4TH ST N SAINT PETERSBURG FL 33704	181789
10 2294	10/02/10	PM	2711 6TH ST S	ROGAK, MICHAEL 11634 FOX CREEK DR TAMPA FL 33635	188373
17 27416	17/10/30	JAR	1000 8TH AVE S	WALKER, ROSIE L 6914 S JUSTINE ST CHICAGO IL 606363921	94427

29 Cases selected for report.

<u>Case No.</u>	<u>Case Reported</u>	<u>Invstg</u>	<u>Location Address</u>	<u>Owner's Name/Address</u>	<u>Location Id</u>
18 32970	18/12/28	ZM	4029 13TH AVE S	MERAI, NAZIEH 1894 MICHIGAN AVE NE SAINT PETERSBURG FL 337033332	102227
14 23118	14/11/03	ZM	3465 15TH AVE S	JENNINGS, MICHAEL POA 23 ANONDALE DR HUNTINGTON NY 11743	100685
23 16689	23/09/06	Z21	1112 46TH ST S	PRYOR, WILLIE C * 3326 20TH AVE S SAINT PETERSBURG FL 337122908	102291
23 12493	23/07/10	ZM	3604 6TH AVE S	ROBINSON, MATTIE R 3604 6TH AVE S SAINT PETERSBURG FL 337111716	83963

4 Cases selected for report.

2021- 2025 Vacant & Boarded Report Comparison

	Citywide					Midtown					Childs Park				
Month	2021	2022	2023	2024	2025	2021	2022	2023	2024	2025	2021	2022	2023	2024	2025
JAN	137	106	71	80	58	73	49	37	40	29	18	16	9	7	5
FEB	138	100	75	78	59	74	47	38	40	29	19	16	10	7	4
MAR	125	93	72	75		68	46	37	37		18	16	9	7	
APR	123	98	74	72		64	47	36	35		18	17	8	5	
MAY	118	87	79	71		58	40	40	35		18	15	8	6	
JUNE	120	75	79	71		60	36	40	34		18	12	8	6	
JULY	123	77	78	65		60	38	40	32		19	11	7	6	
AUG	121	75	84	66		61	36	43	32		18	11	7	6	
SEPT	114	70	82	62		57	35	42	30		15	9	7	6	
OCT	107	72	85	65		54	37	42	32		15	9	8	6	
NOV	107	71	85	61		52	37	41	29		15	9	7	6	
DEC	109	69	82	59		52	36	41	29		16	9	7	5	

Funding Sources

Line No.	Approved Projects	Program Goals H-Household P-Persons L-Loans	Fiscal Year to date Accomplishments	Total Budget	CDBG	CDBG-CV#1	CDBG-CV#3	HOME	HOME-ARP	ARPA	ESG	NSP	ERA 2	HUD Healthy Homes	SHIP	SSCRA	CHTF	HCIP	Penny for Pinellas	AHF	GEN FUND	Total Expended	Amount Remaining	Commitments/Under Contract	Total Funds Available to Commit	
Housing Programs																										
1	Rehabilitation Assistance Program (RAP): SIF, OIO, <120% MFI	66 H	3	3,440,366.66				0.00							188,560.50	72,391.00						280,951.50	3,179,444.16	279,586.50	2,899,857.66	
2	Housing Accessibility Program: SIF, OIO, <120% MFI	26 H	0	118,837.00											5,000.00	113,837.00						5,000.00	113,837.00	0.00	113,837.00	
3	Purchase Assistance: SIF, HIB, <140% MFI	23 H	11	3,531,050.01				0.00							127,000.00	1,408,345.60					0.00	1,535,345.60	1,995,704.41	0.00	1,995,704.41	
4	Multi-Family Housing Development Program	65 H	0	3,063,690.07				0.00							0.00					0.00	0.00	3,063,690.07	0.00	0.00	3,063,690.07	
5	Construction Warranty Program: SIF, OIO <120% MFI		1	40,000.00																	0.00	40,000.00	0.00	0.00	40,000.00	
6	Lead-Based Paint Testing/Abatement		-	13,395.27																	0.00	13,395.27	0.00	0.00	13,395.27	
7	Affordable Housing Property Acquisition and Site Preparation	220 H		6,970,277.28																0.00	0.00	6,970,277.28	0.00	0.00	6,970,277.28	
8	Affordable Single-Family Facade Improvement Program	10 H	0	510,083.00												20,196.00						20,196.00	489,887.00	16,973.00	472,914.00	
9	Affordable/Workforce Housing			15,365,087.56																	1,780,463.37	1,780,463.37	13,584,584.19	11,045,825.81	2,538,758.88	
10	Homeownership Counseling / Foreclosure Prevention Counseling	125 P	11	149,550.00											3,340.00							3,340.00	146,210.00	146,210.00	0.00	
11	Community Development Housing Organization (CHDO) - Bright Community Trust	1 H		721,541.77				97,280.93														97,280.93	624,260.84	188,210.84	456,050.00	
12	Community Development Housing Organization (CHDO) - Pinellas Affordable Living Founders Point	15 H		166,349.10				69,242.94														69,242.94	97,106.16	97,106.16	0.00	
13	Community Development Housing Organization (CHDO) - Pinellas Affordable Living Whispering Pines	20 H		100,369.63				23,928.50														23,928.50	76,441.13	76,441.13	0.00	
14	Community Development Housing Organizations (CHDO) - NHS (proceeds account only)																					0.00	0.00	0.00	0.00	
15	Habitat for Humanity			260,000.00				0.00														0.00	260,000.00	0.00	260,000.00	
16	NSP Housing Programs			42,658.38								42,658.38										42,658.38	0.00	0.00	0.00	
17	Aff Hsg GAP Financing-FY 21			2,332,153.65																		2,332,153.65	0.00	0.00	0.00	
18	Palm Lake Urban Sanctuary	86 H		1,544,057.00						0.00												0.00	1,544,057.00	0.00	1,544,057.00	
19	Bear Creek Commons	85 H																				0.00	0.00	0.00	0.00	
20	Burlington Post II	75 H		3,018,220.94						0.00			0.00									0.00	3,018,220.94	820,125.00	2,198,095.94	
21	Skyway Lofts II	65 H		3,073,108.81						0.00												0.00	3,073,108.81	3,073,108.81	0.00	
22	Vincenlian Village	73 H		927,275.98						38,253.31												38,253.31	889,022.67	889,022.67	0.00	
23	Residential Rehab Rebates Program			230,182.40																	0.00	230,182.40	0.00	0.00	230,182.40	
24	Employee Rental Assistance		11	834,221.06																	110,627.48	110,627.48	723,593.58	0.00	723,593.58	
25	FY 23/24 Lead Housing Reduction			2,278,209.78										90,001.75								90,001.75	2,188,208.03	0.00	2,188,208.03	
26	Bayou Court Apartments	14 H		1,643,828.47																	416,610.30	416,610.30	1,227,216.17	1,227,216.17	0.00	
27	Hurricane Malia Housing Recovery Program			606,000.00											0.00							0.00	606,000.00	0.00	606,000.00	
28	24/25 Disaster Relief			432,000.00						0.00					0.00							0.00	432,000.00	0.00	432,000.00	
29	Archway Flats on 4th			4,394,157.00						0.00												0.00	4,394,157.00	0.00	4,394,157.00	
30	Rapid Roof Replacement			1,000,000.00												0.00						0.00	1,000,000.00	0.00	1,000,000.00	
31	Total Housing Programs			56,866,677.82	0.00	0.00	0.00	190,452.37	0.00	38,253.31	0.00	42,658.38	0.00	90,001.75	323,900.50	1,900,931.60	0.00	4,112,637.02	0.00	527,237.78	0.00	6,626,672.71	49,980,665.11	17,839,626.79	32,140,779.31	
Subrecipient Projects																										
32	Abundant Life Ministries Fellowship (carry forward)			2,678.90	0.00																	0.00	2,678.90	2,678.90	0.00	
33	Bay Area Legal Services (carry forward)			33,963.75			22.50															22.50	33,941.25	33,941.25	0.00	
34	Boley Centers - Celia Home (rehab)	16		246,368.00	0.00																	0.00	246,368.00	0.00	246,368.00	
35	Boley Centers - Safe Haven	25 P		40,250.50	5,962.85																	5,962.85	34,287.65	34,287.65	0.00	
36	Boley Centers - TBRA	20 P		744,518.63				104,531.00														104,531.00	639,987.63	311,667.63	328,320.00	
37	Boley Centers - Case Management (carry forward)			220,754.80						64,260.85												64,260.85	156,493.95	156,493.95	0.00	
38	Boley Centers	160 P		11,650.48									4,773.50									4,773.50	6,876.98	6,876.98	0.00	
39	Brookwood Florida	100 P		295,000.00	0.00																	0.00	295,000.00	0.00	295,000.00	
40	Catholic Charities - Homeless Prevention	20 H		40,000.00							0.00											0.00	40,000.00	0.00	40,000.00	
41	Catholic Charities - Pinellas HOPE	600 P		869,894.50	0.00	523,134.15	27,282.50															550,416.65	319,477.85	319,477.85	0.00	
42	Community Action Stops Abuse (CASA) - Transitional Housing (rehab)	20 H		25,000.00	0.00																	0.00	25,000.00	0.00	25,000.00	
43	Community Action Stops Abuse (CASA) - Shelter	550P		56,577.92	0.00						0.00		0.00									0.00	56,577.92	56,577.92	0.00	
44	Community Action Stops Abuse (CASA) - F.J.C (current & carry forward)	1280 P*		128,699.55	0.00																	0.00	128,699.55	128,699.55	0.00	
45	Community Action Stops Abuse (CASA) - Parking	*same		55,364.86	0.00																	0.00	55,364.86	55,364.86	0.00	
46	Hope Villages	12 H		6,000.00	0.00																	0.00	6,000.00	6,000.00	0.00	
47	New Frontiers	27 P		5,000.00	0.00																	0.00	5,000.00	5,000.00	0.00	
48	Pinellas Affordable Living - Oweis Nest	11 H		77,880.85	0.00																	0.00	77,880.85	38,535.35	39,345.50	
49	PARC - Bert Muller Home (current & carry forward)	48 P		448,553.00	40,862.25																	40,862.25	407,690.75	55,025.25	352,665.50	
50	Pinellas County Housing/Boley (rehab)	20 P		152,000.00	0.00																	0.00	152,000.00	0.00	152,000.00	
51	Homeless Leadership Alliance of Pinellas (HLA) (current & carry forward)			142,827.36			5,437.65				4,884.87											10,322.62	132,504.74	132,504.74	0.00	
52	St. Pete Housing Authority	50		12,097.23									12,097.23									12,097.23	0.00	0.00	0.00	
53	St. Vincent dePaul (current & carry forward)	250 H		55,647.76	0.00		0.00				2,632.50											2,632.50	53,015.26	53,015.26	0.00	
54	Westcare - DB			314,125.00	0.00																	0.00	314,125.00	0.00	314,125.00	
55	Westcare - Mustard Seed Inn	90 P		29,843.75	0.00																	0.00	29,843.75	29,843.75	0.00	
56	Westcare-Transitional Housing (current & carry forward)	71 H			0.00																	0.00	0.00	0.00	0.00	
57	Westcare-Turning Point (current & carry forward)	402 P		100,481.38	70,617.63						0.00															

Line No.	Approved Projects	Program Goals H-Household P-Persons L-Loans	Fiscal Year to date Accomplishments	Funding Sources																	Total Expended	Amount Remaining	Commitments/Under Contract	Total Funds Available to Commit	
				Total Budget	CDBG	CDBG-CV#1	CDBG-CV#3	HOME	HOME-ARP	ARPA	ESG	NSP	ERA 2	HUD Healthy Homes	SHIP	SSCRA	CHTF	HCIP	Penny for Pinellas	AHF					GEN FUND
64	Administration			3,609,407.47	113,891.71		4,402.62	31,187.48	0.00	9,594.52	5,105.67		32,491.35		67,541.61					792,507.17	1,056,722.13	2,552,685.34	1,504,358.79	1,048,326.55	
65	TBRA Voucher Program Administration			28,200.00				5,400.00													5,400.00	22,800.00	17,800.00	5,000.00	
66	Legal Administration			25,000.00															194.00		194.00	24,806.00	0.00	24,806.00	
67	Program Delivery Costs			400,000.00	147,107.78			0.00													147,107.78	252,892.22	252,892.22	0.00	
68	Total Support Services			4,107,607.47	260,999.49	0.00	4,402.62	51,587.48	0.00	9,594.52	5,105.67	0.00	32,491.35	0.00	67,541.61	0.00	0.00	194.00	0.00	0.00	792,507.17	1,224,423.31	2,883,163.96	1,805,051.01	1,078,132.55
	Total All Approved Projects			65,468,271.63	400,619.98	623,134.15	37,145.27	346,579.85	0.00	112,108.68	12,623.14	42,658.38	121,526.97	90,061.75	391,442.11	1,500,931.68	0.00	4,112,831.62	0.00	527,237.78	792,507.17	9,011,338.88	56,396,932.18	21,170,996.31	35,228,935.86
	Funding to be Reprogrammed																								
69	Funding to be reprogrammed			3,428,910.50	426,675.31	3,050.48	77,296.18	2,581,160.15											340,728.37	0.00		3,428,910.50	0.00	3,428,910.50	
70	Old HUD (Program Ended) Funding at City			26,906.08	26,906.08																	26,906.08	0.00	26,906.08	
71	HCIP Designated for Housing Units from Developers			0.00															0.00			0.00	0.00	0.00	
72	Total Funding to be Reprogrammed			3,455,816.58	453,581.39	3,050.48	77,296.18	2,581,160.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	340,728.37	0.00	0.00	3,455,816.58	0.00	3,455,816.58	
	Sources																								
73	FY Grants / City Funds / CV Funds			13,113,641.31	1,789,011.00			684,778.80				161,487.00													
74	B-05B-06 Reprogrammed Award 81573 plus LA receipt for B-15			14,437.70	14,437.70																				
75	Carry Forward Funds from Previous FY			54,648,765.08	1,435,258.89	526,184.83	573,055.30	3,279,007.57	3,014,781.21	11,299,057.73		42,658.38	2,371,456.58	2,278,209.78	3,182,329.62	1,031,641.70		16,741,750.98	5,165,142.78	3,708,229.93					
76	Fiscal Year Program Income-Housing			1,060,337.44	291,213.31		260,169.23								280,645.40										
77	Per HUD-Must be used for Low Mod Housing			26,906.08	26,906.08																				
78	Total Sources			68,864,087.61	3,556,826.98	626,184.63	873,055.30	4,223,953.60	3,014,781.21	11,299,057.73	161,487.00	42,658.38	2,371,456.58	2,278,209.78	6,911,620.02	4,608,391.70	340,728.37	17,830,750.98	6,915,142.78	3,708,229.93	1,501,552.64	0.00	0.00	0.00	0.00
79	Total Funding by Funding Source Remaining			0.00	3,186,207.00	3,050.48	635,910.03	3,877,382.75	3,914,781.21	11,186,949.05	148,863.86	0.00	2,249,929.61	2,188,208.03	5,520,177.91	3,107,460.10	340,728.37	13,717,919.96	6,915,142.78	3,180,992.15	769,045.47	(6,011,338.88)	89,882,746.76	21,170,996.31	38,661,752.45

Spent of budget
13.78%

1.7492

* Subrecipient Notes:
Line Note:

CDBG Timeliness
Ratio

Funding Source	Commitments -		Total
	Contracts	Funds Available to Commit	
CDBG	1,522,467.83	2,172,698.68	3,695,166.51
HOME	1,041,793.31	2,835,619.44	3,877,382.75
HOME ARP	433,621.06	2,681,160.15	3,014,781.21
ARPA	4,938,750.43	6,248,198.62	11,186,949.05
ESG	101,858.53	47,005.33	148,863.86
SHIP	812,910.32	4,707,267.59	5,520,177.91
CRA	16,973.00	3,090,487.10	3,107,460.10
ERA 2	29,610.15	2,220,319.46	2,249,929.61
HHH	0.00	2,188,208.03	2,188,208.03
NSP 1 and 3	0.00	0.00	0.00
CHTF	0.00	340,728.37	340,728.37
HCIP	11,045,825.51	2,672,094.45	13,717,919.96
Penny	0.00	6,915,142.78	6,915,142.78
AHF	1,227,216.17	1,653,775.88	3,180,992.15
GEN FUND	0.00	769,045.47	769,045.47
Total	21,170,996.31	38,661,752.45	59,832,748.76
	0.00	0.00	