RESOLUTION NO. 2013-15

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA AUTHORIZING THE EXECUTION OF A SUBGRANT MODIFICATION EXTENDING THE CONTRACT EXPIRATION DATE OF THE NEIGHBORHOOD STABILIZATION PROGRAM (NSP) GRANT IN ORDER TO ALLOW THE COUNTY TIME TO EXPEND THE REMAINING PROGRAM FUNDS

RECITALS

WHEREAS, Resolution 2008-330 authorized the Housing & Community Services Division to apply to the Department of Economic Opportunity (DEO) formerly Department of Community Affairs (DCA) for anticipated funding availability under the Neighborhood Stabilization Program Grant (NSP) for acquisition of bank-owned foreclosed and abandoned homes which de-stabilized neighborhoods; and

WHEREAS, the County entered into a sub-recipient agreement per Resolution 2009-322 with the St. Johns County Housing Finance Authority to partner in the administration of the NSP program; and

WHEREAS, After meeting project goals some program funds are still remaining that can be used to acquire additional properties to be rehabilitated and sold to income eligible homebuyers, conveyed to an authorized entity to be rented to an income eligible household in accordance with NSP guidelines or utilized for other NSP eligible activities; and

WHEREAS, the NSP grant has budget line items identifying specific strategies with designated set-asides; and

WHEREAS, in order to allow adequate time for the County to expend remaining NSP funds and program income, a modification to the sub-grant agreement must be executed by St. Johns County and approved by DEO.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

- Section 1. The above recitals are incorporated by reference into the body of this Resolution and such recitals are adopted as findings of fact.
- Section 2. The Board of County Commissioners hereby authorizes the execution of a Sub-Grant Agreement Modification with the Department of Economic Opportunity for the Neighborhood Stabilization Program on behalf of St. Johns County providing for an extension of time to allow the County to utilize the remaining Neighborhood Stabilization Program funds.

Section 3. To the extent that there are typographical and/or administrative errors and/or omissions that do not change the tone, tenor, or context of this Resolution, then this Resolution may be revised without subsequent approval of the Board of County Commissioners.

PASSED AND ADOPTED this / day of July 2013

BOARD OF COUNTY COMMISSIONERS ST. JOHNS COUNTY, FLORIDA

ST. JOHNS COUNTY, FLORID

By:

John H. Morris, Chair

ATTEST: Cheryl Strickland, Clerk

By: Yan Herterma Deputy Clerk

RENDITION DATE >//8/13

LS CORIO

St. Johns County Board of County Commissioners

Housing & Community Development

July 16, 2013

Mr. Garry Thomas, Community Assistant Consultant Department of Economic Opportunity Neighborhood stabilization Program MSC 400 107 East Madison Street Tallahassee, Florida 32399-6508

RE: NSP Modification #7 10DB-4X-04-65-01-F22

Dear Mr. Thomas:

Enclosed for your review and approval is amendment #7 for the above referenced grant. The grant amendment package includes the following three (3) documents:

- 1. DEO Modification #7 to Sub-grant Agreement (three copies all with original signatures):
- 2. A revised Attachment A: Project Budget and Accomplishments; and
- 3. A revised Activity Work Plan amended to reflect the extended grant period.

This grant modification extends the contract ending date until February 15, 2014. The additional time requested in the amendment will allow the County time to expend the program income obtained from the sale of the properties acquired for resale and subsequently sold. During the additional time period being requested, the County intends to draw down the balance of the funds remaining in the NSP grant contract and expend the program income funds currently on hand.

The County will include information on all accomplishments achieved and the beneficiaries served with both the original grant funding and the program income funding received from the sale of the resale properties in the grant closeout package. If you need additional information or discover any minor errors or omissions in this amendment request, please contact our consultant who prepared the amendment request, Fred Fox at (904) 810-5183. Thank you in advance, for your assistance in approving this grant modification. If you have any questions, please feel free to contact me.

Sincerely,

Ben Coney, Manager Housing and Community Development Division

enclosures

Modification to Subgrant Agreement

MODIFICATION NUMBER 7 TO SUBGRANT AGREEMENT BETWEEN THE DEPARTMENT OF ECONOMIC OPPORTUNITY AND ST. JOHNS COUNTY

This Modification is made and entered into by and between the State of Florida, Department of Economic Opportunity, ("the Department"), and St. Johns County, ("the Recipient"), to modify DEO/DCA Contract Number 10DB-4X-04-65-01-F22, award dated 10/6/2009 ("the Agreement").

WHEREAS, the Department and the Recipient entered into the Agreement, pursuant to which the Department provided a subgrant of \$ 2,489,443.00 to Recipient under the Neighborhood Stabilization Program ("NSP") as set forth in the Agreement;

WHEREAS, the Department and the Recipient desire to modify the Agreement;

WHEREAS, pursuant to the provisions of Chapter 2011-142, Laws of Florida, the DCA Division of Housing and Community Development was transferred to the Department of Economic Opportunity effective October 1, 2011; and the parties wish to reflect the new name.

NOW, THEREFORE, in consideration of the mutual promises of the parties contained herein, the parties agree as follows:

Reinstate Agreement

1. The Agreement is hereby reinstated as though it had not expired.

Extend Agreement

2. Paragraph 3, Period of Agreement is hereby revised to reflect an ending date of February 15, 2014.

Revise Activity Work Plan

3. The Attachment I, Activity Work Plan section of the Agreement is hereby deleted and is replaced by the revised Attachment I, Activity Work Plan section, which is attached hereto and incorporated herein by reference.

Revise Program Budget and Scope of Work

4. The Attachment A, Program Budget section of the Agreement is hereby deleted and is replaced by the revised Attachment A, the Program Budget, which is attached hereto and incorporated herein by reference.

Department of Economic Opportunity – Neighborhood Stabilization Program Modification to Subgrant Agreement

Modification	on Number: 7
DEO/DCA	Contract Number: 10DB-4X-04-65-01-F22
Recipient:	St. Johns County
Page 2	
Cha	nge in Participating Parties
i t I	The Attachment A, Program Budget section, is hereby modified to delete all references to '(Type in name, if applicable.)," as the Participating Party, and replace them with "(Type in name, if applicable.)" as the Participating Party with the understanding that the Recipient and the new Participating Party will enter into a Participating Party Agreement containing provisions and caveats that meet or exceed the conditions agreed to in the Participating Party Agreement between the Recipient and the original Participating Party.
☐ Inch	usion of an Unmet Need as Addressed in the Original Application
ı	The Attachment A, Program Budget section of the Agreement is hereby deleted and is replaced by the revised Attachment A, the Program Budget, which is attached hereto and incorporated herein by reference.
ſ	The Attachment , Activity Work Plan section of the Agreement is hereby deleted and is replaced by the revised Attachment , Activity Work Plan section, which is attached hereto and incorporated herein by reference.
☐ Cha	nge in Number of Accomplishments and/or Beneficiaries
1	The Attachment A, Program Budget section of the Agreement is hereby deleted and is replaced by the revised Attachment A, the Program Budget, which is attached hereto and incorporated herein by reference.
Refl	ect Change in Agency from DCA to DEO
9. 7	This modification to the Subgrant Agreement hereby replaces "Department of Community Affairs" with "Department of Economic Opportunity" where appropriate in context.
Oth	er: (Type in the reason for the modification.)

Department of Economic Opportunity - Neighborhood Stabilization Program

Modification to Subgrant Agreement

10/1/2011

Modification Number: 7

DEO/DCA Contract Number: 10DB-4X-04-65-01-F22

Recipient: St. Johns County

Page 3

All provisions of the Agreement and any attachments thereto in conflict with this Modification shall be and are hereby changed to conform to this Modification, effective as of the date of the execution of this Modification by both parties.

All provisions not in conflict with this Modification remain in full force and effect, and are to be performed at the level specified in the Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this document as of the dates set herein.

Department of Economic Opportunity	Recipient: St. Johns County
By:	Ву:
Name: William B. Killingsworth	Name: John H. Morris
Title: Director Division of Community Development	Title: Chairman
Date:	Date:

NEIGHBORHOOD STABILIZATION PROGRAM/CDBG DEPARTMENT OF COMMUNITY AFFAIRS ACTIVITY WORK PLAN – STRATEGY 1

RECIPIENT CONTRACT NO.

St. Johns County 10DB-4X-04-65-01-F22

DATE PREPARED
ACTIVITY BUDGET
AMOUNT
STRATEGY 1

6/17/2013 \$1,072,319 plus admin

Housing Acquisition/Rehabilitation for Sale

\$85,282	\$1,072,319	8	TOTALS:		Annual management of the control of
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			Solicit, Select, and Qualify Homebuyers		
		N/A	ACTIVITY: 02 Disposition		
	e mandana de la manda de la composição d		Homebuyers Complete Required HOD Counseling Course	1/2014	11/2010
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	*		Rehabilitate Properties	1/2013	8/2010
	*		Prepare Work Write-ups, Bid Out Rehabilitation, Award and Execute Rehabilitation Contractors	11/2012	5/2010
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		NA	ACTIVITY: 08 Relocation		
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			Acquire Properties from REO's	11/2012	4/2010
and the department of the second of the seco	And the second s	A Company of the comp	Perform Due Diligence on Properties (Appraisals, Title Searches, etc.)	10/2012	3/2010
		CONCRETE AND THE PROPERTY AND THE PROPER	Identify Homes to Acquire and Secure with Real Estate Contracts	9/2012	3/2010
	*		Complete Site-Specific Environmental review and obtain clearance (complete prior to acquisition and/or obligation of funds)	9/2012	3/2010
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^{*} May Include activity delivery costs

NEIGHBORHOOD STABILIZATION PROGRAM/CDBG DEPARTMENT OF COMMUNITY AFFAIRS ACTIVITY WORK PLAN – STRATEGY 5 Page 1 of 2

RECIPIENT CONTRACT NO.

St. Johns County 10DB-4X-04-65-01-F22

ACTIVITY

DATE PREPARED ACTIVITY BUDGET \$ STRATEGY 5 Page 1 of 2

6/17/2013

\$1,247,842 plus admin

Set Aside AND NODE ASIDE Housing
Acquisition/Rehabilitation for Lease

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AND			Rehabilitate Properties	1/2013	8/2010
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			ACTIVITY: 14A Rehabilitation –Single Family		
		OUT THE THE PARTY OF THE PARTY	Temp Relocation during Rehabilitation - Multi Family		
The state of the s			Temp Relocation during Rehabilitation - Single Family		
And the control of th			ACTIVITY: 08 Relocation		
	\$1,092,742	9	Manage and transfer properties	1/2014	7/2010
	*		Acquire Properties from REO's	11/2012	4/2010
			Perform Due Diligence on Properties (Appraisals, Title Searches, etc.)	10/2012	3/2010
	The state of the s		Identify Single/Multi-Family Rental Units to Acquire and Secure with Real Estate Contracts	9/2012	3/2010
A CONTRACTOR OF THE PROPERTY O	A CALLER LABOR CONTRACTOR CONTRAC		Develop Affordability Strategy	9/2010	5/2010
	And and an experimental control of the control of t		Develop Feasibility and Management Plan for Rental Units (Must include Cost Analysis)	7/2010	3/2010
			Establish or Procure a Non-profit or Housing Authority to Manage Acquisition, Redevelopment, and Long-Term Management of Rental Units	5/2010	3/2010
	The state of the s		Complete Site-Specific Environmental Review and Obtain Clearance (Complete prior to acquisition and/or obligation of funds)	9/2012	3/2010
And the second s		to pay the second of the second secon	ACTIVITY: 01 Acquisition		-
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^{*} May Include activity delivery costs

NEIGHBORHOOD STABILIZATION PROGRAM/CDBG DEPARTMENT OF COMMUNITY AFFAIRS ACTIVITY WORK PLAN – STRATEGY 5 Page 2 of 2

RECIPIENT CONTRACT NO.

St. Johns County 10DB-4X-04-65-01-F22

DATE PREPARED
ACTIVITY BUDGET \$
STRATEGY 5 Page 2 of 2

6/17/2013

\$1,247,842
Set Aside - Housing
Acquisition/Rehabilitation for Lease

		9/2010	7/2010		Date Start Date End (month/year)
		1/2014	1/2014		Date End month/year)
TOTALS:		Rent Properties to Qualified Tenants	Solicit, Select, and Quality Tenants	ACTIVITY: 02 Disposition	Describe Proposed Action to be Undertaken, Contract Special Condition, or Clearance Documentation Submitted by "Date End"
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^{*} May Include activity delivery costs

NEIGHBORHOOD STABILIZATION PROGRAM/CDBG DEPARTMENT OF COMMUNITY AFFAIRS WORK PLAN – SUMMARY Page 1 of 2

RECIPIENT CONTRACT NO.

St. Johns County 10DB-4X-04-65-01-F22

DATE PREPARED
TOTAL BUDGET \$
STRATEGY SUMMARY
Page 1 of 2

6/17/2013

\$2,489,443 SUMMARY OF ALL STRATEGIES

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4.	#N/A	ACTIVITY: 14B Rehabilitation – Multi Family		
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		68% Work Completed	7/2011	11/2010
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\$		ACTIVITY: 14A Rehabilitation – Single Family		
\$1,130,081 \$154,282	17	100% Work Completed (ALL UNITS SOLD/TRANSFERRED)	1/2014	8/2012
		66% Work Completed (ALL UNITS ACQUIRED)	7/2012	6/2010
		33% Work Completed	5/2010	3/2010
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₩	#N/A \$	ACTIVITY: 218 Engineering (specify activity)		
		Solicitation/Procurement of Developer	AND THE PROPERTY OF THE PROPER	N/A
The state of the s		Solicitation/Procurement of Non-Profit or Housing Authority/other partner	8/2010	10/2009
		Solicitation/Procurement of Consultant Services	3/2010	10/2009
And the state of t		Submit Documentation to Clear Special Conditions (Includes special conditions for entire project)	7/2012	7/2010
		Complete Site Specific Environmental Clearances (Includes all environmental costs for entire project)	9/2012	3/2010
		Complete Environmental Review, Submit Request for Release of Funds & Environmental Conditions & Obtain Release of Funds (Includes all environmental costs for entire project)	4/2010	3/2010
€n	#	ACTIVITY: 21A Administration		
Program \$\$ Administration Program \$\$ Administration Requested by \$\$ Requested "Date End" by "Date End"	completed by "Date	Condition, or Clearance Documentation Submitted by "Date End"	(month/year)	(month/year)

May include activity delivery costs

NEIGHBORHOOD STABILIZATION PROGRAM/CDBG DEPARTMENT OF COMMUNITY AFFAIRS WORK PLAN - SUMMARY Page 2 of 2

RECIPIENT CONTRACT NO.

St. Johns County 10DB-4X-04-65-01-F22

DATE PREPARED
TOTAL BUDGET \$
STRATEGY SUMMARY
Page 2 of 2

6/17/2013

\$2,489,443 SUMMARY OF ALL STRATEGIES

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May Include activity delivery costs

ATTACHMENT A Department of Community Affairs / Neighborhood Stabilization Program

(1) Local Government: St Johns County (7) Form Prepared By: Fred D. Fox, Fred Fox Enterprises Name (904) 810-5183 (904) 810-5302 fred.fox@fredfoxenterprises.com
Telephone Fax Email (2) Contract Number: 10DB-4X-04-85-01-F22 and Modification Number: 7 (4) Contract Start Date: 10/06/2009 (5) Current Contract Expiration Date: 8/15/2013

When using funds from the regular allocation (not NSPLI) to address affordable housing, whether rental or homeownership, for households at or below 50% AMI, enter the funds

(8)	(9)	(10)	(1)	(12)		(13)			4000	(14)			(15
					Housing	Units for F	Housing Units for Homeownership	<u> </u>	Housin	g Units for	Housing Units for Rental Housing	ng	Total Nun
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01	Acquisition - General	-	\$937,319.00	\$937,319.00	A POPER A WILLIAM PROPERTY OF THE POPERTY A	** d coule the product plant of a label of the court of t	œ	အ					8
01	NSP Acquisition Rentals 120%	-1	\$430,000.00	\$430,000.00							ເມ	د ي	دن
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ន	Disposition Only		\$0.00	\$0.08									0
02	Disposition - Land Bank	.	\$0.00	\$ 0.00									٥
ድ	Demolition of Vacant Dilapidated Structures	N	\$ 0 00	\$0.00									0
ડ	Housing Counseling	W	\$0.00	\$0.00									0
8	Temporary Relocation		\$ 0.00	\$ 0.00									0
12	Housing Replacement	2	\$0.00	\$ 0.00	The state of the s	The same designation of the same state of the sa							0
13	Direct Homeownership Assistance	3	\$0.00	\$0.00	Anticomes and other control of the c						Management of the support of the state of the same of		0
14A	Housing Rehabilitation (SF)	-	\$135,000,00	\$135,000.00									0
14A	NSP Rehab SF Rentals 120%	_	\$51,100.00	\$51,100,00									
148	Rehabilitation Multi Unit Residential		\$0.00	\$0.00					2.01.11.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.	-			0
21A	Program Administration	۶	\$169,282.00	\$169.282.00									0
TOTAL 81%-120% AMI	120% AMI		\$1,722,701.00	\$1,722,701.00	ACCOL DESIGNATION CONTRACTOR AND ACCORDING TO THE PROPERTY OF		8	86	The second secon		2	3	21
01	Set-Aside Acquisition	7	\$662,742.00	\$662,742.00					G			6	6
02	Sel-Aside Disposition	7	\$0.00	\$0.00				-	and the state of t		Andrews of the second s		0
08	Set-Aside Temporary Relocation	7	\$0.00	\$0.00	The state of the s				AND L. C. HANDEN OF THE PARTY O		Andrews and Andrews Avenue Ave		0
144	Set-Aside Housing (SF) Rehabilitation	7	\$ 104,000,00	\$104,000.00									0
148	Ser-Aside Rehabilitation Multi Unit Residential	7	\$0.00	\$0.00					- Picardo (Picardo) (Pida o Caración de Ca		***************************************		0
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(20) On a separate sheet of paper, please provide a brief marrative that describes the need for the change and any impact that the changes will have on the activity work plan-

(19) SOURCE OF OTHER FUNDS: