

Grantee: Palm Beach County, FL

Grant: B-08-UN-12-0013

October 1, 2009 thru December 31, 2009 Performance Report

Grant Number:

B-08-UN-12-0013

Obligation Date:**Grantee Name:**

Palm Beach County, FL

Award Date:**Grant Amount:**

\$27,700,340.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Submitted - Await for Review

Submitted By:

No Submitter Found

Disasters:**Declaration Number**

NSP

Plan Description:

1) In 2006, a total of 25,494 home loans were made in Palm Beach County, of which 8,354 (32.8%) were sub-prime loans; 2) As of September 30, 2008 there were 12,000 foreclosed-upon properties in Palm Beach County. 3) More recent information has indicated increasing numbers of foreclosures in the 1st quarter of 2009.

Recovery Needs:

Using HUD-provided data, Palm Beach County has identified areas with the greatest need for NSP assistance based on the following factors:

- areas with greatest percentage of home foreclosures;
- areas with the highest percentage of homes financed by subprime mortgages;
- areas identified by the County as likely to face significant rises in the incidences of home foreclosures; and
- areas within the County with the highest concentrations of low- and moderate-income persons.

NSP funds will be used exclusively in these identified areas to arrest the deteriorating effects of home foreclosures

Overall**This Report Period****To Date**

Total Projected Budget from All Sources	N/A	\$24,000,340.00
Total CDBG Program Funds Budgeted	N/A	\$24,000,340.00
Program Funds Drawdown	\$1,266,384.62	\$1,266,384.62
Obligated CDBG DR Funds	\$15,200,340.00	\$15,200,340.00
Expended CDBG DR Funds	\$2,236,539.72	\$2,302,472.11
Match Contributed	\$79,923.89	\$2,227,173.89
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	\$99.99	\$80.00
Minimum Non-Federal Match	\$0.00	\$2,227,173.89
Limit on Public Services	\$4,155,051.00	\$0.00
Limit on Admin/Planning	\$2,770,034.00	\$307,602.39
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

Approximately \$307,602.39 of NSP funds has been expended on administrative costs incurred by the Department of Housing and Community Development in performing planning and administrative functions related to activities funded under the NSP Program. Fourteen homebuyers (including two VLI) purchased units through assistance under this program for a total NSP expenditure of \$1,994,869.70. Additionally, the County has approved funding totaling \$5million to eight non-profits/municipalities for purchase and rehabilitation of foreclosed single family and multifamily units. Under the redevelopment criteria, contracts have been approved for the purchase and redevelopment of a facility to be used as a homeless resource center. The total acquisition/renovation cost is expected to be \$7.5 million.

Project Summary

Project #, Project Title	This Report Period		To Date	
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
01, Financing Mechanism	\$0.00	\$1,110,493.68	\$12,845,811.00	\$1,110,493.68
02, Redevelopment of Vacant Property	\$0.00	\$0.00	\$7,500,000.00	\$0.00
03, Purchase & rehabilitate homes that have been foreclosed	\$0.00	\$0.00	\$5,000,000.00	\$0.00
04, General Administration & Planning Costs	\$0.00	\$155,890.94	\$2,354,529.00	\$155,890.94
9999, Restricted Balance	\$0.00	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number: NS10

Activity Title: NSP Program Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

04

Project Title:

General Administration & Planning Costs

Projected Start Date:

03/04/2009

Projected End Date:

03/04/2013

National Objective:

N/A

Responsible Organization:

PBC Housing & Community Development

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$2,354,529.00
Total CDBG Program Funds Budgeted	N/A	\$2,354,529.00
Program Funds Drawdown	\$155,890.94	\$155,890.94
Obligated CDBG DR Funds	\$2,354,529.00	\$2,354,529.00
Expended CDBG DR Funds	\$241,670.00	\$307,602.39
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

General administration and planning, housing counseling services, environmental reviews, appraisals, and other miscellaneous costs associated with administration of the NSP Program.

Location Description:

PBC Department of Housing & Community Development 100 Australian Avenue, Suite 500 West Palm Beach, FL 33406

Activity Progress Narrative:

To date \$307,602.39 of NSP funds has been expended on administrative costs incurred by the Department of Housing and Community Development in performing planning and administrative functions related to activities funded under the NSP Program. To date, tasks have included NSP program research and design, consultation with affected citizens and interested organizations, preparation of application and amendments to HUD, amendments to County Consolidated Plan, development of local program criteria, hiring of NSP staff, evaluation of subgrant projects solicited through competitive local NOFA process, preparation of legal documents required for provision of 1st and 2nd mortgages, HERA-required data gathering and reporting.

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources**Amount**

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	NS20
Activity Title:	SF 1st Mortgage Foreclosure Acquisition Program

Activity Category:

Acquisition - buyout of residential properties

Activity Status:

Under Way

Project Number:

01

Project Title:

Financing Mechanism

Projected Start Date:

03/04/2009

Projected End Date:

03/04/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

PBC Housing & Community Development

Overall**Oct 1 thru Dec 31, 2009****To Date**

Total Projected Budget from All Sources	N/A	\$7,707,486.00
Total CDBG Program Funds Budgeted	N/A	\$7,707,486.00
Program Funds Drawdown	\$1,033,362.68	\$1,033,362.68
Obligated CDBG DR Funds	\$7,707,486.00	\$7,707,486.00
Expended CDBG DR Funds	\$1,781,238.72	\$1,781,238.72
Match Contributed	\$75,511.12	\$75,511.12
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Provision of County-originated first mortgages to low-, moderate-, and middle-income homebuyers to acquire, and rehabilitate if necessary, abandoned and/or foreclosed single-family residential properties for affordable owner occupancy.

Location Description:

Single-family residential properties located in Palm Beach County within "Areas of Greatest Need" as identified in the 20th Amendment to the FY 2007-08 Action Plan and by zip codes: 33414, 33467, 33470, 33409, 33413, 33415, 33411, 333463, 33445, 33446, 33484, 33428, 33433, 33434, 33498, 33458, 33469, 33477, 33436, 33437, 33460, 33404, 33403, 33417, 33462, 33430, 33476, 33493, and 33438.

Activity Progress Narrative:

During the quarter, twelve homebuyers purchased units through assistance under this program for a total NSP expenditure of \$1,781,238.72. Additionally, seven prospective homebuyers have identified units which are now under contract for a total of \$757,660. Also, 48 additional families have been approved for loans under this program. The following are the names of the 12 individuals who have accessed homes during the quarter: Chamberland, J.; King, L.; Mills, M.; Urrutia, R.; Baptiste, A.; Green, T. & J.; Nadeau, C. & C.; Willis/George, W. & J.; Hubbard, B.; Hardimon, L.; Bierman/Butler, M. & K.; Biancardi, A. & K.

Performance Measures

	This Report Period		Total	Cumulative Actual Total / Expected		
	Low	Mod		Low	Mod	Total
# of Households benefitting	6	6	12	6/0	6/20	12/41

Activity Locations

Address	City	State	Zip
1008 Salmon Isle	Greenacres	NA	33413
1618 W. 15th Street	Riviera Beach	NA	33404
6201 Adriatic Way	West Palm Beach	NA	33413
4886 Badger Road	West Palm Beach	NA	33417
4812 Gladiator Circle	Greenacres	NA	33463
15734 86th Road N.	Loxahatchee	NA	33470
1026 Salmon Isle	Greenacres	NA	33413-
8325 Bonita Isle Drive	Lake Worth	NA	33467
716 Truman Avenue	Lake Worth	NA	33460
4149 Pine Hollow Circle	Greenacres	NA	33463
18467 47th Road North	Loxahatchee	NA	33470
1200 Shibumy Circle D	West Palm Beach	NA	33415

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: NS21

Activity Title: SF 1st Mortgage Foreclosure Acquisition-VLI

Activity Category:

Acquisition - buyout of residential properties

Project Number:

01

Projected Start Date:

03/04/2009

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Financing Mechanism

Projected End Date:

03/04/2013

Responsible Organization:

PBC Housing & Community Development

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$5,138,325.00
Total CDBG Program Funds Budgeted	N/A	\$5,138,325.00
Program Funds Drawdown	\$77,131.00	\$77,131.00
Obligated CDBG DR Funds	\$5,138,325.00	\$5,138,325.00
Expended CDBG DR Funds	\$213,631.00	\$213,631.00
Match Contributed	\$4,412.77	\$4,412.77
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Provision of County-originated first mortgages to very-low income homebuyers for acquisition, and rehabilitation if necessary, of abandoned and/or foreclosed single-family residential properties for affordable owner occupancy.

Location Description:

Single-family residential properties located in Palm Beach County within "Areas of Greatest Need" as identified by the 20th Amendment to the FY 2007-08 Action Plan and by zip codes: 33413, 33467, 33470, 33409, 33413, 33415, 33411, 33463, 33445, 33446, 33484, 33428, 33433, 33434, 33498, 33458, 33469, 33477, 33436, 33437, 33460, 33404, 33403, 33417, 33462, 33430, 33476, 33493, and 33438.

Activity Progress Narrative:

During the quarter, two homebuyers purchased units through assistance under this program for a total NSP expenditure of \$213,631. Additionally, one prospective homebuyer has identified a unit which is now under contract for a total of \$143,500. Also, 19 additional families have been approved for loans under this program. The following are the names of the 2 individuals who have accessed homes during the quarter: Green, A.; Hollis, T.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Households benefitting	0	0	2	0/27	0/0	2/27

Activity Locations

Address	City	State	Zip
13265 52 Court North	West Palm Beach	NA	33411
972 Tortuga Lane #46	Riviera Beach	NA	33404

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	NS30A
Activity Title:	Homeless Resource Center-Eastern County

Activity Category:

Acquisition, construction, reconstruction of public facilities

Activity Status:

Planned

Project Number:

02

Project Title:

Redevelopment of Vacant Property

Projected Start Date:

03/04/2009

Projected End Date:

03/04/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

PBC Facilities Development and Operations Department

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$7,500,000.00
Total CDBG Program Funds Budgeted	N/A	\$7,500,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Redevelopment (NSP Eligible Activity Category E). Acquisition and rehabilitation of a vacant public facility for redevelopment as a Homeless Resource Center, providing shelter and comprehensive related services to homeless individuals and families in eastern Palm Beach County.

Location Description:

West Palm Beach, FL 33407

Activity Progress Narrative:

The County has approved contracts and has agreed on purchase price for the facility. It is anticipated that acquisition of the property will be completed prior to March 2010. The total cost of acquiring and redeveloping the facility is estimated at \$8,840,500. The additional funding over and above the NSP contribution of \$7.5 million will come from the County's general revenues, PBC Regular CDBG, and the City of West Palm Beach.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Public Facilities	0	0	1	0/0	0/0	1/1

Activity Locations

Address	City	State	Zip
1000 45th Street	West Palm Beach	NA	33407

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number:	NS40A
Activity Title:	NSP1--Community Land Trust of PBC--VLI

Activity Category:

Acquisition - buyout of residential properties

Activity Status:

Planned

Project Number:

03

Project Title:

Purchase & rehabilitate homes that have been foreclosed

Projected Start Date:

03/01/2010

Projected End Date:

03/01/2012

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Community Land Trust of PBC

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$800,000.00
Total CDBG Program Funds Budgeted	N/A	\$800,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The activity entails the acquisition of at least 4 foreclosed single-family properties for resale to VLI households. The activity will be conducted by the Community Land Trust of Palm Beach County, a private non-profit, and the acquired units will be sold under the land trust model, whereby the end client buyer owns the housing structure and a 99 year lease to the property, while the CLT retains title to the land itself.

Location Description:

Areas of greatest need as defined by zip codes identified in the County's NSP1 application.

Activity Progress Narrative:

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/4
# of Households benefitting	0	0	0	0/0	0/0	0/4

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources
