

Grantee: Palm Beach County, FL

Grant: B-08-UN-12-0013

January 1, 2010 thru March 31, 2010 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

QPR Contact:

No QPR Contact 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	\$28,653,340.00
Total CDBG Program Funds Budgeted	N/A	\$27,700,340.00
Program Funds Drawdown	\$2,037,431.27	\$3,303,815.89
Obligated CDBG DR Funds	(\$6,370,976.08)	\$8,829,363.92
Expended CDBG DR Funds	\$3,921,402.48	\$6,223,874.59
Match Contributed	\$3,225.00	\$2,230,398.89
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%	76.923%
Minimum Non-Federal Match	\$0.00	\$2,230,398.89
Limit on Public Services	\$4,155,051.00	\$0.00
Limit on Admin/Planning	\$2,770,034.00	\$426,461.82
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

Palm Beach County's NSP1 Program continues to make steady progress, summarized as follows: Project 01 Financing Mechanism--\$5,471,369.30 obligated (42.6%) and \$3,372,677.52 expended (26.3%) resulting in 24 homebuyer acquisitions closed and 13 additional under contract. Project 02--Redevelopment of Vacant Property---\$2,786,325.61 obligated (37.15%) and \$2,522,971.05 expended (33.64%) resulting in the closing on acquisition of 14 commercial condo units and partial design expense for redevelopment of a County Homeless Resource Center. Project 03--No funds obligated or expended because subrecipient contracts have just been executed. Project 04--\$2,354,529 obligated (100%) and \$426,461.82 expended (18.1%). Overall, \$10,612,223.91 (38.3%) has been obligated and \$6,322,110.39 (22.8%) expended.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
01, Financing Mechanism	\$1,766,860.39	\$12,845,811.00	\$2,877,354.07
02, Redevelopment of Vacant Property	\$0.00	\$7,500,000.00	\$0.00
03, Purchase & rehabilitate homes that have been foreclosed	\$0.00	\$5,000,000.00	\$0.00
04, General Administration & Planning Costs	\$270,570.88	\$2,354,529.00	\$426,461.82
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number: NS10

Activity Title: NSP1 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

Jan 1 thru Mar 31, 2010

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

\$270,570.88

\$426,461.82

Obligated CDBG DR Funds

\$0.00

\$2,354,529.00

Expended CDBG DR Funds

\$118,859.43

\$426,461.82

PBC Housing & Community Development

\$118,859.43

\$426,461.82

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:

The Department of Community Development continued to perform administrative functions of the NSP1 Program, specifically including: for Project 01--process applicants, inspect homes, underwrite, originate, and service NSP1 1st and 2nd mortgages; for Project 02--implement URA requirements (appraisals, notifications, etc), negotiate purchase agreements, and close on property acquisitions; for Project 03--negotiate subrecipient agreement terms, compose and transmit subrecipient agreements; and for Project 04--general planning, reporting, and fiscal administrative functions.

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: NSP1--1st/2nd Mortgage Loan Program--LMMI****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**Jan 1 thru Mar 31, 2010****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

\$1,619,301.87

\$2,652,664.55

Obligated CDBG DR Funds

(\$4,380,742.69)

\$3,326,743.31

Expended CDBG DR Funds

\$1,019,999.00

\$2,801,237.72

PBC Housing & Community Development

\$1,019,999.00

\$2,801,237.72

Match Contributed

\$0.00

\$75,511.12

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

Provision of County-originated first and second mortgages to LMMI income homebuyers to acquire, and rehabilitate if necessary, foreclosed single-family homes 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 January 1, 2010 - March 31, 2010 quarter, eight (8) LMMI income (51-120%) homebuyers closed on NSP1 acquisitions of foreclosed single family homes: four (4) in the 51-80% group (Rainford, M.; Cato, R.; McIntosh, A; Samuel, P.) and four (4) in the 80-120% group (StCyr; Sharp; Lewis; Rodriguez-Ferrer, L.).

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Households benefitting	4	4	8	10/0	10/20	20/41

Activity Locations

Address	City	State	Zip
106 Cypress Lane	Royal Palm Beach	NA	33411
912 Summit Lake Drive	West Palm Beach	NA	33406
3103 Shoma Drive	West Palm Beach	NA	33414
8276 Blue Cypress Drive	Lake Worth	NA	33467
705 Maplewood	Greenacres	NA	33415
22952 Oxford Place	Boca Raton	NA	33433
1206 Sweet Violet Circle	West Palm Beach	NA	33415
861 Pipers Cay Drive	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: NSP1--1st/2nd Mortgage Loan Program--LH

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

Jan 1 thru Mar 31, 2010

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	\$147,558.52	\$224,689.52
Obligated CDBG DR Funds	(\$4,776,559.00)	\$361,766.00
Expended CDBG DR Funds	\$259,573.00	\$473,204.00
PBC Housing & Community Development	\$259,573.00	\$473,204.00
Match Contributed	\$3,225.00	\$7,637.77
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Provision of County-originated first and second mortgages to LH income homebuyers for acquisition, and rehabilitation if necessary, of foreclosed single-family housing units 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 January 1, 2010 - March 31, 2010 quarter, two (2) LH income (<50%) households closed on NSP1-funded acquisitions of single family homes (clients: McIntosh, J.; and Todd-Hazley, K.).

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	4/27

Activity Locations

Address	City	State	Zip
9498 S. Military Trail #6	Boynton Beach	NA	33436
12199 Brisbane Lane	Wellington	NA	33414

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: NSP1--Homeless Resource Center

Activity Category:

Acquisition, construction, reconstruction of public facilities

Activity Status:

Under Way

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

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$8,453,000.00
Total CDBG Program Funds Budgeted	N/A	\$7,500,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$2,786,325.61	\$2,786,325.61
Expended CDBG DR Funds	\$2,522,971.05	\$2,522,971.05
PBC Facilities Development and Operations Department	\$2,522,971.05	\$2,522,971.05
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 Palm Beach County.

Location Description:

1000 45th Street, Units #1 - #17, West Palm Beach, FL 33407

Activity Progress Narrative:

Closed on acquisition of 14 vacant commercial condominium units (one facility site) and payments to consultant for the design of rehabilitation work to be performed for conversion of the property into the County Homeless Resource Center public facility.

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	2/1

Activity Locations

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

Other Funding Sources Budgeted - Detail

Match Sources	Amount
Subtotal Match Sources	\$953,000.00

NSP	\$953,000.00
Subtotal Match Sources	\$953,000.00
Other Funding Sources	
No Other Funding Sources Found	
Total Other Funding Sources	\$953,000.00

Grantee Activity Number:	NS30B
Activity Title:	Homeless Resource Center-Western County

Activity Category: Acquisition, construction, reconstruction of public facilities	Activity Status: Cancelled
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	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
PBC Facilities Development and Operations Department	\$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:

NSP Eligible Activity Category E--Redevelopment. 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 western Palm Beach County.

Location Description:

Pahokee, FL 33476

Activity Progress Narrative:

This NS30B activity was previously cancelled due to incurable structural defects at site under consideration, and need for all Project 02 funding for Activity NS30A, NSP1--Homeless Resource Center.

Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
NSP	\$0.00
Total Other Funding Sources	\$0.00
