

Grantee: Palm Beach County, FL

Grant: B-08-UN-12-0013

April 1, 2010 thru June 30, 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:

Edward Lowery

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	\$4,915,642.25	\$8,219,458.14
Obligated CDBG DR Funds	\$5,243,220.85	\$14,072,584.77
Expended CDBG DR Funds	\$4,871,599.40	\$11,095,473.99
Match Contributed	\$0.00	\$2,230,398.89
Program Income Received	\$61,999.06	\$61,999.06
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	73.684%
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	\$620,260.13
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$6,925,085.00	\$7,699,735.00

Overall Progress Narrative:

Palm Beach County's NSP1 Program continues to make steady progress, summarized as follows: Project 01 Financing Mechanism--\$8,382,819.07 obligated (65.2%) and \$6,694,167.61 expended (52.1%); Project 02--Redevelopment of Vacant Property---\$2,786,325.61 obligated (37.15%) and \$2,658,386.05 expended (35.4%); Project 03--Acquisition and Rehabilitation--\$693,852.22 obligated (13.9%) and \$548,461.09 expended (11.0%); and Project 04--\$2,354,529 obligated (100%) and \$620,260.13 expended (26.3%). Overall, \$14,072,584.77 (50.8%) has been obligated and \$10,514,087.11 (38.0%) has been expended.

During the 4/1/10 - 6/30/10 quarter, a total of \$4,289,762.52 in NSP1 funding was expended under Palm Beach County's NSP1 grant, including: Project 01-\$3,412,088.12; Project 02-\$135,415; Project 03-\$548,461.09; and Project 04-\$193,798.31

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
01, Financing Mechanism	\$1,855,034.61	\$12,845,811.00	\$4,732,388.68
02, Redevelopment of Vacant Property	\$2,522,971.05	\$7,500,000.00	\$2,522,971.05
03, Purchase & rehabilitate homes that have been foreclosed	\$400,609.94	\$5,000,000.00	\$400,609.94
04, General Administration & Planning Costs	\$137,026.65	\$2,354,529.00	\$563,488.47
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

Apr 1 thru Jun 30, 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	\$137,026.65	\$563,488.47
Obligated CDBG DR Funds	\$0.00	\$2,354,529.00
Expended CDBG DR Funds	\$193,798.31	\$620,260.13
PBC Housing & Community Development	\$193,798.31	\$620,260.13
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:

During the 4/1/10 - 6/30/10 quarter, the Palm Beach County Department of Housing and Community Development continued administrative activities associated with all its NSP1 funded projects, incurring expenses as shown above.

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

18024 Murcott Blvd.	Loxahatchee	NA	33470
2499 Glendale Drive	Royal Palm Beach	NA	33411
101 Fairway #A	Royal Palm Beach	NA	33411
1450 Flagler	Lake Park	NA	33403
7985 Lakewood Cove Ct.	Lake Worth	NA	33467
1096 Imperial Lake Road	West Palm Beach	NA	33413
3459 Pebble Beach Drive	Lake Worth	NA	33467
355 Evergreen Drive	Lake Park	NA	33403
1447 Lake Crystal Drive Unit A	West Palm Beach	NA	33411
855 Burch Drive	West Palm Beach	NA	33415
1217 Lucaya Drive	Riviera Beach	NA	33404
17043 71st Street	Loxahatchee	NA	33470
6105 Seven Springs Blvd.	Lake Worth	NA	33463
197 Monterey Way	Royal Palm Beach	NA	33411
2701 West Lakeview Drive	Royal Palm Beach	NA	33411

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 - general

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

Apr 1 thru Jun 30, 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	\$514,176.00	\$738,865.52
Obligated CDBG DR Funds	\$1,549,173.52	\$1,910,939.52
Expended CDBG DR Funds	\$1,617,500.00	\$2,090,704.00
PBC Housing & Community Development	\$1,617,500.00	\$2,090,704.00
Match Contributed	\$0.00	\$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 4/1/10 - 6/30/10 quarter, the County provided 1st and/or 2nd mortgages to 11 LH income families to acquire foreclosed/abandoned homes for owner occupancy.
LH Income: Leeks-Richardson, C.; Ahmed, I.; Donovan, J.; McKenney, Y.; Balchan, T.; Henry-Dalisme, M.; Hopkins, T.; Manuel, L.; Vidal Portos, J.; McClendon, M.; Polynice, I.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Households benefitting	11	0	11	11/27	0/0	15/27

Activity Locations

Address	City	State	Zip
14345 N 83rd Lane	Loxahatchee	NA	33470
845 Imperial Lake Rd.	West Palm Beach	NA	33413
10332 Oliver Lane	Royal Palm Beach	NA	33411

5698 Daphne Drive	West Palm Beach	NA	33415
1627 16th Lane	Greenacres	NA	33463
2125 Oakmont Drive	Riviera Beach	NA	33404
1775 Sawgrass Circle	Greenacres	NA	33413
4861 Purdue Drive	Boynton Beach	NA	33436
850 Ryanwood Drive	West Palm Beach	NA	33413
892 W. Duval Street	Lantana	NA	33462
6401 Willoughby Circle	Lake Worth	NA	33463

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

Apr 1 thru Jun 30, 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	\$2,522,971.05	\$2,522,971.05
Obligated CDBG DR Funds	\$0.00	\$2,786,325.61
Expended CDBG DR Funds	\$135,415.00	\$2,658,386.05
PBC Facilities Development and Operations Department	\$135,415.00	\$2,658,386.05
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:

During the 4/1/10 - 6/30/10 quarter, the rehabilitation design of the Homeless Resource Center was completed. Also, a rehabilitation contract was prepared, and is scheduled for Board of County Commissioners approval 8/14/10.

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	2/1

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

Match Sources	Amount
NSP	\$953,000.00
Subtotal Match Sources	\$953,000.00

Other Funding Sources**Amount**

No Other Funding Sources Found

Total Other Funding Sources

\$953,000.00

Grantee Activity Number: NS40A**Activity Title: NSP1--Community Land Trust of PBC--LH****Activity Category:**

Acquisition - general

Activity Status:

Under Way

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 Palm Beach County

Overall**Apr 1 thru Jun 30, 2010****To Date**

Total Projected Budget from All Sources	N/A	\$320,000.00
Total CDBG Program Funds Budgeted	N/A	\$320,000.00
Program Funds Drawdown	\$132,137.02	\$132,137.02
Obligated CDBG DR Funds	\$133,271.28	\$133,271.28
Expended CDBG DR Funds	\$133,721.00	\$133,721.00
Community Land Trust of Palm Beach County	\$133,721.00	\$133,721.00
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 2 foreclosed single-family properties for resale to LH income homebuyers. 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:

During the 4/1/10 - 6/30/10 quarter, one single-family home was acquired by the CLT for subsequent resale to a LH income family.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	1	0/0	0/0	1/2
# of Households benefitting	0	0	0	0/2	0/0	0/2

Activity Locations

Address	City	State	Zip
441 Jennings Avenue	Greenacres	NA	33463

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:	NS40B
Activity Title:	NSP1-Community Land Trust of PBC-LMMI

Activity Category:

Acquisition - general

Activity Status:

Under Way

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 - LMMI

Responsible Organization:

Community Land Trust of Palm Beach County

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$480,000.00
Total CDBG Program Funds Budgeted	N/A	\$480,000.00
Program Funds Drawdown	\$268,472.92	\$268,472.92
Obligated CDBG DR Funds	\$269,598.20	\$269,598.20
Expended CDBG DR Funds	\$269,148.48	\$269,148.48
Community Land Trust of Palm Beach County	\$269,148.48	\$269,148.48
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 2 foreclosed single-family properties for resale to LH income homebuyers. 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 identified by zip code in Palm Beach County's NSP1 application.

Activity Progress Narrative:

During the 4/1/10 - 6/30/10 quarter, the CLT acquired two single family homes for subsequent resale to LMMI homebuyers.

Performance Measures

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

Activity Locations

Address	City	State	Zip
876 Briarwood	Haverhill	NA	33415
6095 Plains Drive	Lake Worth	NA	33463

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: NS41A

Activity Title: NSP1--Neighborhood Renaissance--LH

Activity Category:

Acquisition - general

Activity Status:

Under Way

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:

Neighborhood Renaissance, Inc.

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$200,000.00
Total CDBG Program Funds Budgeted	N/A	\$200,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$146,041.61	\$146,041.61
Expended CDBG DR Funds	\$146,041.61	\$146,041.61
Neighborhood Renaissance, Inc.	\$146,041.61	\$146,041.61
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, with or without rehabilitation, of at least 1 foreclosed single family housing unit for providing affordable rental housing to LH income households.

Location Description:

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

Activity Progress Narrative:

During the 4/1/10 - 6/30/10 quarter Neighborhood Renaissance acquired one housing unit for rental to a LH income household.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	1	0/0	0/0	1/1
# of Households benefitting	0	0	0	0/0	0/0	0/1

Activity Locations

Address	City	State	Zip
2375 Queen Street	West Palm Beach	NA	33417

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:	NS41B
Activity Title:	NSP1--Neighborhood Renaissance--LMMI

Activity Category:

Acquisition - general

Project Number:

03

Projected Start Date:

03/01/2010

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Purchase & rehabilitate homes that have been foreclosed

Projected End Date:

03/01/2012

Responsible Organization:

Neighborhood Renaissance, Inc.

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$300,000.00
Total CDBG Program Funds Budgeted	N/A	\$300,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Neighborhood Renaissance, Inc.	\$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, with or without rehabilitation, of at least 2 foreclosed single family housing units for affordable rental to LMMI households. The housing units will be acquired and owned by Neighborhood Renaissance, a local private non-profit.

Location Description:

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

Activity Progress Narrative:

During the 4/1/10 - 6/30/10 quarter, Neighborhood Renaissance contracted for acquisition of one single family home for subsequent affordable rental to a LMMI household.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	1	0/0	0/0	1/2
# of Households benefitting	0	0	0	0/2	0/0	0/2

Activity Locations

Address	City	State	Zip
1307 Westchester Drive West	West Palm Beach	NA	33417

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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