

Grantee: Palm Beach County, FL

Grant: B-08-UN-12-0013

October 1, 2011 thru December 31, 2011 Performance Report



Grant Number:

B-08-UN-12-0013

Obligation Date:**Award Date:****Grantee Name:**

Palm Beach County, FL

Contract End Date:

03/09/2013

Review by HUD:

Reviewed and Approved

Grant Amount:

\$27,700,340.00

Grant Status:

Active

QPR Contact:

Kimberly Spence

Estimated PI/RL Funds:

\$469,107.08

Total Budget:

\$28,169,447.08

Disasters:

Declaration Number

No Disasters Found

Narratives

Areas of Greatest Need:

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.

Distribution and and Uses of Funds:

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

Definitions and Descriptions:

Definition of "blighted structure" in context of state or local law.

According to Senate Bill 2440, Approved by the Florida Senate in 2006, "Blighted" means, after inspection by the responsible authority, the property is found to be dangerous to the health and safety of the public as a result of the condition of the property or structure upon it, or of growth or debris on the property.

Definition of "affordable rents"

When determining affordable rent for any occupant of rental property purchased with NSP funds, Palm Beach County will utilize one of the following methodologies which are allowable under the HOME Program:

- The Fair Market Rent for existing housing for comparable units in the area as established by HUD under 24 CFR 888.111. For Palm Beach County, the FY 2009, fair market rent as determined by HUD is as outlined on the chart below.
- A rent that does not exceed 30 percent of the adjusted income of a family whose annual income equals 65 percent of Palm Beach County's median income, as determined by HUD, with adjustments for number of bedrooms in the unit.
- A rent, including utilities, which does not exceed 30.0% of a household's gross income.

Low Income Targeting:

Palm Beach County will ensure that a minimum sum of \$6,925,085 or at least 25% of its total NSP award \$27,700,340 is expended on housing activities which will provide direct benefits to residents whose income is at or below 50% of the area median income. Specifically, 40% (\$5,138,324) of the \$12,845,811 earmarked to be used to fund the county initiated first/second mortgage program will be dedicated to purchase foreclosed upon homes for families whose incomes do not exceed 50 percent of area median income. Additionally, at least 40% (\$2,000,000) of the \$5,000,000 projected to be awarded to non-profits (CRAs, CLTs, CHDOs) and municipalities will be required to be used to purchase and redevelop abandoned or foreclosed upon homes or residential properties for housing individuals or families whose incomes do not exceed 50 percent of area median income.



Acquisition and Relocation:

Palm Beach County does not intend to demolition or convert any low- and moderate-income dwelling units under this program (i.e., &le 80% of area median income).

Public Comment:

Palm Beach County Department of Housing and Community Development involved the public in the development of its NSP program by hosting one public meeting and one regular meeting of the Board of County Commissioners (BCC). The public meeting was held on October 23, 2008 and notice of this meeting was advertised in the Palm Beach Post newspaper on October 12, 2008 and October 19, 2008. Notice of this meeting was also posted on the County's website at <http://pbcgov.com/hcd/whatsnew.htm>

The BCC public meeting was held on November 18, 2009 and was held to discuss the Proposed Substantial Amendment to the FY 2007-08 Action Plan which comprised the County's application to HUD for NSP funding. The amendment was published in the Palm Beach Post Newspaper on November 2, 2008 and was also posted on the County's website. The published advertisement required a comment period of 15 days prior to its discussion at the BCC meeting. Evidence of publication of the two notices referred to above are provided at the end of this section. Comments were received from the public at each of the two meetings, also, members of the public provided written comments to HCD during the 15-day comment period. All comments and HCD responses were detailed in the NSP application approved by HUD.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$28,653,340.00
Total Budget	\$0.00	\$27,700,340.00
Total Obligated	\$0.00	\$27,700,340.00
Total Funds Drawdown	\$2,346,839.07	\$23,674,463.61
Program Funds Drawdown	\$1,951,050.62	\$23,205,356.53
Program Income Drawdown	\$395,788.45	\$469,107.08
Program Income Received	\$228,737.40	\$697,844.48
Total Funds Expended	\$811,722.00	\$25,556,120.31
Match Contributed	\$0.00	\$83,148.89

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
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	\$1,277,759.75
Limit on State Admin	\$0.00	\$1,277,759.75

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$6,925,085.00	\$8,484,989.61

Overall Progress Narrative:



During the quarter a total of \$811,273 was expended on acquisition/rehabilitation activities and on the first and/or second mortgage program.

For the subrecipient activities, 36 properties have been acquired and the rehabilitation of 26 of the properties has been completed. 13 of the units have been rented to eligible households and another 2 units sold. The County received program income in the quarter totaling \$228,737.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
01, Financing Mechanism	\$334,049.41	\$12,845,811.00	\$10,144,222.96
02, Redevelopment of Vacant Property	\$670,874.97	\$7,500,000.00	\$7,406,625.30
03, Purchase & rehabilitate homes that have been foreclosed	\$946,126.24	\$5,000,000.00	\$4,376,748.52
04, General Administration & Planning Costs	\$0.00	\$2,354,529.00	\$1,277,759.75



Activities

Grantee Activity Number:	NS10
Activity Title:	NSP1 Program Administration

Activity Category:

Administration

Project Number:

04

Projected Start Date:

03/04/2009

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

General Administration & Planning Costs

Projected End Date:

03/04/2013

Completed Activity Actual End Date:

Responsible Organization:

PBC Housing & Community Development

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$2,354,529.00
Total Budget	\$0.00	\$2,354,529.00
Total Obligated	\$0.00	\$2,354,529.00
Total Funds Drawdown	\$0.00	\$1,277,759.75
Program Funds Drawdown	\$0.00	\$1,277,759.75
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$87,626.00	\$1,958,058.38
PBC Housing & Community Development	\$87,626.00	\$1,958,058.38
Match Contributed	\$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:

Palm Beach County continued with all required administrative functions of the NSP1 Program.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
			Florida	-	Not Validated / N

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 - general

Project Number:

01

Projected Start Date:

03/04/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Financing Mechanism

Projected End Date:

03/04/2013

Completed Activity Actual End Date:

Responsible Organization:

PBC Housing & Community Development

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$8,707,486.00
Total Budget	\$0.00	\$8,707,486.00
Total Obligated	\$0.00	\$7,707,486.00
Total Funds Drawdown	\$197,062.86	\$7,236,031.68
Program Funds Drawdown	\$197,062.86	\$7,189,133.10
Program Income Drawdown	\$0.00	\$46,898.58
Program Income Received	\$58,721.77	\$449,207.42
Total Funds Expended	\$2,649.00	\$7,686,758.71
PBC Housing & Community Development	\$2,649.00	\$7,686,758.71
Match Contributed	\$0.00	\$75,511.12

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:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	54/41

	This Report Period	Cumulative Actual Total / Expected
	Total	Total



# of Housing Units	0	54/41
# of Singlefamily Units	0	54/41

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	41/0	13/20	54/41	100.00
# Owner Households	0	0	0	41/0	13/20	54/41	100.00

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:	NS21
Activity Title:	NSP1--1st/2nd Mortgage Loan Program--LH

Activity Category:

Acquisition - general

Project Number:

01

Projected Start Date:

03/04/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Financing Mechanism

Projected End Date:

03/04/2013

Completed Activity Actual End Date:

Responsible Organization:

PBC Housing & Community Development

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$4,138,325.00
Total Budget	\$0.00	\$4,138,325.00
Total Obligated	\$0.00	\$5,138,325.00
Total Funds Drawdown	\$532,775.00	\$3,377,298.36
Program Funds Drawdown	\$136,986.55	\$2,955,089.86
Program Income Drawdown	\$395,788.45	\$422,208.50
Program Income Received	\$19,392.47	\$91,881.54
Total Funds Expended	\$339,925.00	\$3,887,518.36
PBC Housing & Community Development	\$339,925.00	\$3,887,518.36
Match Contributed	\$0.00	\$7,637.77

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:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	43/27

	This Report Period	Cumulative Actual Total / Expected
	Total	Total



# of Housing Units	1	45/27
# of Singlefamily Units	1	45/27

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	43/27	0/0	43/27	100.00
# Owner Households	1	0	1	43/27	0/0	43/27	100.00

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: NS30A

Activity Title: NSP1--Homeless Resource Center

Activity Category:

Acquisition, construction, reconstruction of public facilities

Project Number:

02

Projected Start Date:

03/04/2009

Benefit Type:

Area ()

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment of Vacant Property

Projected End Date:

03/04/2013

Completed Activity Actual End Date:

Responsible Organization:

PBC Facilities Development and Operations Department

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$7,500,000.00
Total Budget	\$0.00	\$7,500,000.00
Total Obligated	\$0.00	\$7,500,000.00
Total Funds Drawdown	\$670,874.97	\$7,406,625.30
Program Funds Drawdown	\$670,874.97	\$7,406,625.30
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$6,132.36
Total Funds Expended	\$0.00	\$7,406,625.30
PBC Facilities Development and Operations Department	\$0.00	\$7,406,625.30
Match Contributed	\$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:

The construction of the homeless resource center has been completed. The County has identified the partners that will be operating the facility and the center is expected to be open during the summer of 2012.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Public Facilities	0	2/1



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

Match Sources

	Amount
NSP	\$953,000.00

Subtotal Match Sources

Other Funding Sources

No Other Funding Sources Found

Total Other Funding Sources



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

Activity Category:

Acquisition - general

Project Number:

03

Projected Start Date:

03/01/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Purchase & rehabilitate homes that have been foreclosed

Projected End Date:

03/01/2012

Completed Activity Actual End Date:

Responsible Organization:

Community Land Trust of Palm Beach County

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$616,252.05
Total Budget	\$0.00	\$616,252.05
Total Obligated	\$0.00	\$519,813.05
Total Funds Drawdown	\$357,174.53	\$494,642.36
Program Funds Drawdown	\$357,174.53	\$494,642.36
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$20,559.00	\$515,201.36
Community Land Trust of Palm Beach County	\$20,559.00	\$515,201.36
Match Contributed	\$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:

The Community Land Trust of PBC is continuing to rehabilitate the housing units acquired under the program.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	4	4/2

	This Report Period	Cumulative Actual Total / Expected
	Total	Total



# of Housing Units	2	4/2
# of Singlefamily Units	2	4/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/2	0/0	1/2	100.00
# Owner Households	0	0	0	1/2	0/0	1/2	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
5914 Ithaca Circle	Lake Worth		Florida	33463-	Not Validated / N
6095 Plains Drive	Lake Worth		Florida	33463-	Not Validated / N
235 Bobwhite Rd	Royal Palm Beach		Florida	33411-	Not Validated / N
5904 Corson Place	Lake Worth		Florida	33463-	Not Validated / N

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

Project Number:

03

Projected Start Date:

03/01/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Purchase & rehabilitate homes that have been foreclosed

Projected End Date:

03/01/2012

Completed Activity Actual End Date:

Responsible Organization:

Community Land Trust of Palm Beach County

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$499,600.55
Total Budget	\$0.00	\$499,600.55
Total Obligated	\$0.00	\$499,600.55
Total Funds Drawdown	\$81,674.14	\$495,224.74
Program Funds Drawdown	\$81,674.14	\$495,224.74
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$150,623.16	\$150,623.16
Total Funds Expended	\$4,891.00	\$500,115.74
Community Land Trust of Palm Beach County	\$4,891.00	\$500,115.74
Match Contributed	\$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:

The Community Land Trust of PBC is continuing to rehabilitate the housing units acquired under the program.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	3	3/3

	This Report Period	Cumulative Actual Total / Expected
	Total	Total



# of Housing Units	0	3/3
# of Singlefamily Units	0	3/3

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	1/3	1/3	100.00
# Owner Households	0	0	0	0/0	1/3	1/3	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
9072 Arpege Place	Lake Worth		Florida	33467-	Not Validated / N
876 Briarwood Drive	Haverhill		Florida	33415-	Not Validated / N
441 Jennings Avenue	Greenacres		Florida	33463-	Not Validated / N

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

Project Number:

03

Projected Start Date:

03/01/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Purchase & rehabilitate homes that have been foreclosed

Projected End Date:

03/01/2012

Completed Activity Actual End Date:

Responsible Organization:

Neighborhood Renaissance, Inc.

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$298,473.94
Total Budget	\$0.00	\$298,473.94
Total Obligated	\$0.00	\$298,473.94
Total Funds Drawdown	\$0.00	\$292,683.55
Program Funds Drawdown	\$0.00	\$292,683.55
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$298,803.94
Neighborhood Renaissance, Inc.	\$0.00	\$298,803.94
Match Contributed	\$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:

Rehabilitation has been completed for the two units acquired under the very-low income category and the units have been leased to eligible households.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	2	2/2

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/2
# of Singlefamily Units	0	2/2



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	4/2	0/0	4/2	100.00
# Renter Households	0	0	0	4/2	0/0	4/2	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
5675 Albert Road	West Palm Beach		Florida	33417-	Not Validated / N
2375 Queen Street	West Palm Beach		Florida	33415-	Not Validated / N

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

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Purchase & rehabilitate homes that have been foreclosed

Projected End Date:

03/01/2012

Completed Activity Actual End Date:

Responsible Organization:

Neighborhood Renaissance, Inc.

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$188,169.16
Total Budget	\$0.00	\$188,169.16
Total Obligated	\$0.00	\$188,169.16
Total Funds Drawdown	\$23,220.89	\$186,994.16
Program Funds Drawdown	\$23,220.89	\$186,994.16
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$186,094.16
Neighborhood Renaissance, Inc.	\$0.00	\$186,094.16
Match Contributed	\$0.00	\$0.00

Activity Description:

The activity entails the acquisition, with or without rehabilitation, of at least 1 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:

The rehabilitation of the unit was completed by the end of the quarter and the unit was rented.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	1/1
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-1	1/1



of Singlefamily Units

-1

1/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	1/1	1/1	100.00
# Owner Households	0	0	0	0/0	1/1	1/1	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
1307 Westchester Drive	West Palm Beach		Florida	33417-	Not Validated / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



of Singlefamily Units

0

8/2

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
5095 Norma Elaine Road	West Palm Beach		Florida	33417-	Not Validated / N

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: NS43A

Activity Title: NSP1--Housing Partnership--LH

Activity Category:

Acquisition - general

Project Number:

03

Projected Start Date:

03/01/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Purchase & rehabilitate homes that have been foreclosed

Projected End Date:

03/01/2012

Completed Activity Actual End Date:

Responsible Organization:

Housing Partnership, Inc.

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$351,252.84
Total Budget	\$0.00	\$351,252.84
Total Obligated	\$0.00	\$351,252.84
Total Funds Drawdown	\$16,414.64	\$279,744.98
Program Funds Drawdown	\$16,414.64	\$279,744.98
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$16,415.00	\$350,439.84
Housing Partnership, Inc.	\$16,415.00	\$350,439.84
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and rehabilitation of 3 foreclosed single family housing units for resale to LH income homebuyers.

Location Description:

Areas of greatest need as identified by zip codes listed in Palm Beach County's NSP1 Amendment.

Activity Progress Narrative:

The rehabilitation of the final unit is now underway and is 50% complete.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	3	3/3

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/3
# of Singlefamily Units	0	3/3



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
134 7th Street	Jupiter		Florida	33458-	Not Validated / N
403 Reo Drive	Jupiter		Florida	33458-	Not Validated / N
1002 Pottawatomie Drive	Jupiter		Florida	33458-	Not Validated / N

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: NS43B

Activity Title: NSP1--Housing Partnership--LMMI

Activity Category:

Acquisition - general

Project Number:

03

Projected Start Date:

03/01/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Purchase & rehabilitate homes that have been foreclosed

Projected End Date:

03/01/2012

Completed Activity Actual End Date:

Responsible Organization:

Housing Partnership, Inc.

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$458,615.19
Total Budget	\$0.00	\$458,615.19
Total Obligated	\$0.00	\$458,615.19
Total Funds Drawdown	\$176,037.48	\$458,614.29
Program Funds Drawdown	\$176,037.48	\$458,614.29
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$17,690.00	\$387,919.59
Housing Partnership, Inc.	\$17,690.00	\$387,919.59
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and rehabilitation of 3 foreclosed single family properties for affordable resale to LMMI homebuyers.

Location Description:

Areas of greatest need as identified by zip codes listed in Palm Beach County's NSP1 Amendment.

Activity Progress Narrative:

The rehab of the three properties has been completed and there is a pending offer for the sale of one of the units.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	1/3

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	3/3
# of Singlefamily Units	1	3/3



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
18317 Jupiter Landings	Jupiter		Florida	33458-	Not Validated / N
198 Bent Arrow Drive	Jupiter		Florida	33458-	Not Validated / N
800 Iroquois Drive	Jupiter		Florida	33458-	Not Validated / N

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:	NS44A
Activity Title:	NSP1-PBC Housing Authority--LH

Activity Category:

Acquisition - general

Project Number:

03

Projected Start Date:

03/01/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Purchase & rehabilitate homes that have been foreclosed

Projected End Date:

03/01/2012

Completed Activity Actual End Date:

Responsible Organization:

Palm Beach County Housing Authority

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$392,727.34
Total Budget	\$0.00	\$392,727.34
Total Obligated	\$0.00	\$392,727.34
Total Funds Drawdown	\$0.00	\$386,604.64
Program Funds Drawdown	\$0.00	\$386,604.64
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$386,604.64
Palm Beach County Housing Authority	\$0.00	\$386,604.64
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and rehabilitation of of at least 2 foreclosed single family housing units for affordable rental to LH income clients.

Location Description:

Areas of greatest need as identified by zip codes listed in Palm Beach County's NSP1 Amendment.

Activity Progress Narrative:

The subrecipient has completed the rehabilitation of the units and all three units have been leased to eligible households.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	3	3/3
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/3
# of Singlefamily Units	0	3/3



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	4/2	0/0	4/3	100.00
# Renter Households	0	0	0	4/2	0/0	4/3	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
483 Jennings Avenue	Greenacres		Florida	33463-	Not Validated / N
4392 Weymouth Street	Lake Worth		Florida	33461-	Not Validated / N
2841 Hiawatha Avenue	West Palm Beach		Florida	33409-	Not Validated / N

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:	NS44B
Activity Title:	NSP1--PBC Housing Authority--LMMI

Activity Category:

Acquisition - general

Project Number:

03

Projected Start Date:

03/01/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Purchase & rehabilitate homes that have been foreclosed

Projected End Date:

03/01/2012

Completed Activity Actual End Date:

Responsible Organization:

Palm Beach County Housing Authority

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$357,272.00
Total Budget	\$0.00	\$357,272.00
Total Obligated	\$0.00	\$357,272.00
Total Funds Drawdown	\$0.00	\$341,206.09
Program Funds Drawdown	\$0.00	\$341,206.09
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$21,209.00	\$362,415.09
Palm Beach County Housing Authority	\$21,209.00	\$362,415.09
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and rehabilitation of at least 2 foreclosed single family homes for affordable rental to LMMI households.

Location Description:

Areas of greatest need as identified by zip codes listed in Palm Beach County's NSP1 Amendment.

Activity Progress Narrative:

The subrecipient has completed the rehabilitation of the units and all three units have been leased to eligible households.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/3
# of Singlefamily Units	0	3/3



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
1231 LaCosta Circle	Lantana		Florida	33462-	Not Validated / N
4044 Mandarin Blvd	Loxahatchee		Florida	33470-	Not Validated / N
6664 4th Street	Jupiter		Florida	33458-	Not Validated / N

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:	NS45A
Activity Title:	NSP1--Village of Wellington--LH

Activity Category:

Acquisition - general

Project Number:

03

Projected Start Date:

03/01/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Purchase & rehabilitate homes that have been foreclosed

Projected End Date:

03/01/2012

Completed Activity Actual End Date:

Responsible Organization:

Village of Wellington

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$300,806.17
Total Budget	\$0.00	\$300,806.17
Total Obligated	\$0.00	\$300,806.17
Total Funds Drawdown	\$836.00	\$241,169.36
Program Funds Drawdown	\$836.00	\$241,169.36
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$48,785.00	\$289,436.36
Village of Wellington	\$48,785.00	\$289,436.36
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and rehabilitation of at least 2 housing units for subsequent resale to LH income homebuyers.

Location Description:

Areas of Greatest Need as identified by zip codes listed in Palm Beach County's NSP1 Amendment.

Activity Progress Narrative:

Rehabilitation complete for all of the properties and there is an offer pending for two of the units.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/3
# of Singlefamily Units	0	3/3



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
13657 Yarmouth Circle	Wellington		Florida	33414-	Not Validated / N
1291 Periwinkle Place	Wellington		Florida	33414-	Not Validated / N
1196 The 12th Fairway	Wellington		Florida	33414-	Not Validated / N

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: NS45B

Activity Title: NSP1--Village of Wellington--LMMI

Activity Category:

Acquisition - general

Project Number:

03

Projected Start Date:

03/01/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Purchase & rehabilitate homes that have been foreclosed

Projected End Date:

03/01/2012

Completed Activity Actual End Date:

Responsible Organization:

Village of Wellington

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$379,335.13
Total Budget	\$0.00	\$379,335.13
Total Obligated	\$0.00	\$379,335.13
Total Funds Drawdown	\$18,828.75	\$367,185.50
Program Funds Drawdown	\$18,828.75	\$367,185.50
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$8,857.00	\$376,560.50
Village of Wellington	\$8,857.00	\$376,560.50
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and rehabilitation of 2 foreclosed housing units for resale to LMMI homebuyers.

Location Description:

Areas of Greatest Need as identified by zip codes listed in Palm Beach County's NSP1 Amendment.

Activity Progress Narrative:

The rehab of the final unit was under contract at the end of the quarter. There is a pending offer on both units.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/2
# of Singlefamily Units	0	2/2



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
13571 Jonquil Place	Wellington		Florida	33414-	Not Validated / N
10485 Pelican Drive	Wellington		Florida	33414-	Not Validated / N

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:	NS46A
Activity Title:	NSP1--Riviera Beach Housing Authority--LH

Activity Category:

Acquisition - general

Project Number:

03

Projected Start Date:

03/01/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Purchase & rehabilitate homes that have been foreclosed

Projected End Date:

03/01/2012

Completed Activity Actual End Date:

Responsible Organization:

Riviera Beach Housing Authority

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$364,964.13
Total Budget	\$0.00	\$364,964.13
Total Obligated	\$0.00	\$364,964.13
Total Funds Drawdown	\$51,122.00	\$352,817.63
Program Funds Drawdown	\$51,122.00	\$352,817.63
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$33,401.00	\$362,072.12
Riviera Beach Housing Authority	\$33,401.00	\$362,072.12
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and rehabilitation of at least 1 foreclosed single family housing unit (townhome) for rental to LH income.

Location Description:

Areas of Greatest Need as identified by zip codes listed in Palm Beach County's NSP1 Amendment.

Activity Progress Narrative:

The rehabilitation of the 3 units has been completed and all of the units have been rented to eligible households.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	3	3/3
# of Housing Units	0	3/3
# of Singlefamily Units	0	3/3



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	1/3	0/0	1/3	100.00
# Renter Households	0	0	0	1/3	0/0	1/3	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
167 E 23rd Street	Riveria Beach		Florida	33404-	Not Validated / N
199 E 29th Court	Riveria Beach		Florida	33404-	Not Validated / N
194 E 30th Street	Riviera Beach		Florida	33404-	Not Validated / N

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:	NS46B
Activity Title:	NSP1--Riviera Beach Housing Authority--LMMI

Activity Category:

Acquisition - general

Project Number:

03

Projected Start Date:

03/01/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Purchase & rehabilitate homes that have been foreclosed

Projected End Date:

03/01/2012

Completed Activity Actual End Date:

Responsible Organization:

Riviera Beach Housing Authority

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$127,615.36
Total Budget	\$0.00	\$127,615.36
Total Obligated	\$0.00	\$127,615.36
Total Funds Drawdown	\$126,247.81	\$127,265.36
Program Funds Drawdown	\$126,247.81	\$127,265.36
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$127,265.36
Riviera Beach Housing Authority	\$0.00	\$127,265.36
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and rehabilitation of at least 1 foreclosed single family housing units (townhomes) for affordable rental to LMMI income households.

Location Description:

Areas of Greatest Need as identified by zip codes listed in Palm Bach County's NSP1 Amendment.

Activity Progress Narrative:

The rehabilitation of the unit has been completed and the unit has been rented to an eligible household.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	1/1
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/1
# of Singlefamily Units	0	1/1



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	1/1	1/1	100.00
# Renter Households	0	0	0	0/0	1/1	1/1	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
1042 Center Stone Lane	Riviera Beach		Florida	33404-	Not Validated / N

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: NS47A

Activity Title: NSP1--City of Riviera Beach--LH

Activity Category:

Acquisition - general

Project Number:

03

Projected Start Date:

03/01/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Purchase & rehabilitate homes that have been foreclosed

Projected End Date:

03/01/2012

Completed Activity Actual End Date:

Responsible Organization:

City of Riviera Beach

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$577,400.00
Total Budget	\$0.00	\$577,400.00
Total Obligated	\$0.00	\$577,400.00
Total Funds Drawdown	\$88,080.00	\$224,700.00
Program Funds Drawdown	\$88,080.00	\$224,700.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$209,715.00	\$346,335.00
City of Riviera Beach	\$209,715.00	\$346,335.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and rehabilitation of 1 single-family home for resale to an LH income homebuyer.

Location Description:

Areas of Greatest Need as identified by zip codes listed in Palm Beach County's NSP1 Amendment.

Activity Progress Narrative:

The City of Riviera Beach has acquired 4 single family units for very-low income households. Rehabilitation of the units has been completed and they are now up for sale.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	4	4/6
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	4	5/6
# of Singlefamily Units	4	5/6



Beneficiaries Performance Measures

No Beneficiaries 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:	NS47B
Activity Title:	NSP1--City of Riviera Beach--LMMI

Activity Category:

Acquisition - general

Project Number:

03

Projected Start Date:

03/01/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Purchase & rehabilitate homes that have been foreclosed

Projected End Date:

03/01/2012

Completed Activity Actual End Date:

Responsible Organization:

City of Riviera Beach

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and rehabilitation of 2 foreclosed single-family housing units for resale to LMMI homebuyers.

Location Description:

Areas of Greatest Need as identified by zip codes listed in Palm Beach County's NSP1 Amendment.

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/0	0



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

