

Grantee: Palm Beach County, FL

Grant: B-09-LN-FL-0021

April 1, 2011 thru June 30, 2011 Performance Report

Grant Number:

B-09-LN-FL-0021

Obligation Date:**Grantee Name:**

Palm Beach County, FL

Award Date:

02/11/2010

Grant Amount:

\$50,000,000.00

Contract End Date:

02/11/2013

Grant Status:

Active

Review by HUD:

Submitted - Await for Review

QPR Contact:

Carlos Serrano

Disasters:**Declaration Number**

NSP

Narratives**Executive Summary:**

In recent years most planning and development has focused on the county's gradual western expansion and neglected the traditional central core of the county. As such many areas of the County are underutilized and provide great opportunities for redevelopment, including the Urban Redevelopment Area (URA). The URA consists of 25 square miles and was created in 2005 to focus the County's redevelopment and infill efforts by promoting economic growth; improving the present condition of infrastructure, investment and reinvestment in the area; and discouraging urban sprawl by directing development where resources exists.

The three activities planned under this application will target and provide housing benefits (rental and homeownership to 441 households with incomes which are at or below 120% of the County's MFI as follow:

- Second Mortgage Loan Program for which \$9.15 million is being requested will provide benefits to 143 households;
- Residential Redevelopment Program for which \$20.13 is being requested will provide benefits to 71 households; and,
- Neighborhood Redevelopment Program for which \$16.47 is being requested will provide benefits to 227 renter households.

PALM BEACH COUNTY IS IN THE PROCESS OF REQUESTING AN AMENDMENT TO ITS NSP2 APPLICATION TO EXPAND THE SCOPE OF THE FINANCING MECHANISM ACTIVITY TO INCLUDE ADD PROVISION OF 1ST MORTGAGES IN ADDITION TO EXISTING 2ND MORTGAGE PROVISION.

Target Geography:

As described in the Executive Summary, NSP2 funds will be limited to use in the Palm Beach County Urban Redevelopment Area (URA), the central urban core of the County which is physically and socially ripe for revitalization, and in need of assistance from the negative effects of the foreclosure crisis. The URA is located in eastern-central Palm Beach County, and is generally bounded by Community Drive on the north; Interstate 95 to the east; Haverhill and Jog Roads to the west; and Melaleuca Lane to the south. The following zip codes fall entirely, or partially within the URA: 33409; 33417; 33413; 33415; 33406; 33461; and 33463.

Program Approach:

As previously stated, the purpose of the URA is to focus the County's redevelopment and infill efforts by promoting economic growth; improving the present condition of infrastructure, investment and reinvestment in the area; and discouraging urban sprawl by directing development where resources exists. The County's NSP2 Program has been designed to dovetail with these goals, while realizing the overall goal of HUD's NSP2 Program to stabilize and revitalize communities hard-hit by the recent economic and foreclosure crisis through removal of housing units from foreclosure and redevelopment of vacant or underutilized properties.

The three activities planned under this application will target and provide housing benefits (rental and homeownership to 441 households with incomes which are at or below 120% of the County's MFI. Of the 441 households slated to benefit from the programs to be undertaken, 188 households will have incomes which is at or below 50% of the AMI, and 253 households will have incomes between 51% and 120% of the County's AMI. The three activities are described in greater detail below:

1. Second Mortgage Program (\$9,150,000): provision of County NSP2 second mortgages to assist homebuyers in leveraging a 1st mortgage to acquire a foreclosed single family property for owner occupancy.
2. Residential Redevelopment Program (\$20,130,000): provision of NSP2 grants to subrecipient municipalities, public agencies, and private non-profits for the acquisition and rehabilitation of vacant and foreclosed properties to be used for subsequent affordable resale or rental.
3. Neighborhood Redevelopment Program (\$16,470,000): provision of low-interest conditional loans to private for-profit developers or partnerships between private-for profits and public or non-profit partners for the redevelopment of vacant properties into affordable multifamily rental housing with a focus on the production of housing for the low and very-low income groups (<50AMI) including formerly homeless families.

The quick removal of 214 foreclosed single-family homes from the market will help stabilize the housing market within the URA by arresting

the deterioration in housing prices in the area, and will revitalize the neighborhoods of the URA by bringing working families back into vacant housing structures that will eventually exert a blighting influence on the community. In terms of economic impact, aside from the boost to the housing sales services industry, it is anticipated that approximately 172 construction related jobs will be created from the activity being proposed for the redevelopment of residential structures for use as rental. Additionally, the local property tax base will increase either through the payment of taxes previously gone unpaid on foreclosures, and by taxes generated through new housing development and redevelopment of vacant housing. All of these benefits will be realized within three years of implementation of this project.

Consortium Members:

This NSP2 Program is NOT a consortium, but that of a single governmental entity: Palm Beach County, Florida.

How to Get Additional Information:

For additional information, please contact Edward W. Lowery, Director, Palm Beach County Department of Housing and Community Development, 100 Australian Avenue, Suite 500, West Palm Beach, FL 33406 (561) 233-3602 or elowery@pbcgov.org

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$42,594,825.00
Total CDBG Program Funds Budgeted	N/A	\$42,594,825.00
Program Funds Drawdown	(\$10,000.00)	\$91,877.44
Program Funds Obligated	\$0.00	\$4,250,000.00
Program Funds Expended	\$107,976.00	\$438,629.81
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

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	\$0.00
Limit on Public Services	\$0.00	\$0.00
Limit on Admin/Planning	\$5,000,000.00	\$101,877.44
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$5,000,000.00	\$4,250,000.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$12,500,000.00	\$17,708,413.50

Overall Progress Narrative:

Palm Beach County took various actions towards furthering implementation of the NSP2 Program during the 4/1/11 - 6/30/11 quarter.

Subrecipient agreements were executed with 3 non-profits undertaking \$12.7M in acquisition and rehabilitation activities. These agencies have executed p/s contracts for acquisition of 5 properties totalling \$620,000. HCD provided technical assistance to subrecipients and approved procurements documents for appraisal services, LBP testing services, and rehabilitation consultant services.

Agreements were being finalized with 3 developers undertaking \$16.47M rental construction and will be executed in the next quarter. Revisions to incorporate attorneys' review and recommendations from HUD's NSP2 consultant. The County continued to collect documentation relevant to loan transactions, financing sources, and forthcoming property acquisitions.

The 2nd Mortgage Program has processed 93 applicants, of which 38 have been income certified and 28 determined ineligible or cancelled. Approved applicants have continued to experience great difficulty in obtaining 1st mortgage financing despite HCD's marketing and outreach efforts. The County met with the HUD Field Office and headquarters staff regarding its request to amend the financing mechanism activity to include the provision of 1st mortgages.

The County received NSP2 technical assistance from the Cloudburst Group, and has made several recommended changes to revise policies and expedite implementation.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
01, Administration	\$0.00	\$4,250,000.00	\$101,877.44
02, Financing Mechanism	\$0.00	\$9,150,000.00	\$0.00
03, Acquisition and Rehabilitation	\$0.00	\$20,130,000.00	\$0.00
04, Redevelopment	\$0.00	\$16,470,000.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number: NS2-10

Activity Title: NSP2 Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

01

Project Title:

Administration

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2013

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Palm Beach County

Overall

Apr 1 thru Jun 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$4,250,000.00
Total CDBG Program Funds Budgeted	N/A	\$4,250,000.00
Program Funds Drawdown	\$0.00	\$101,877.44
Program Funds Obligated	\$0.00	\$4,250,000.00
Program Funds Expended	\$107,976.00	\$438,629.81
Palm Beach County	\$107,976.00	\$438,629.81
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 costs incurred in undertaking Palm Beach County's NSP2 Program.

Location Description:

Palm Beach County Department of Housing and Community Development, 100 Australian Avenue, Suite 500, West Palm Beach, FL 33406.

Activity Progress Narrative:

Palm Beach County Department of Housing and Community Development undertook administrative activities related to the NSP2 including regulatory research, revision of policies and procedures, preparation of subrecipient and developer agreements, marketing of the homebuyer program, and client intake/processing.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

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: NS2-20

Activity Title: NSP2 Second Mortgage Loan Program-LMMI

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

02

Project Title:

Financing Mechanism

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Palm Beach County

Overall

Apr 1 thru Jun 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$6,862,500.00
Total CDBG Program Funds Budgeted	N/A	\$6,862,500.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Palm Beach County	\$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:

Palm Beach County will provide 2nd mortgages to NSP2-eligible households in the 51-120% AMI income group to assist in the acquisition of vacant foreclosed and/or abandoned single-family homes for owner occupancy.

Location Description:

NSP2 funds will be limited to use in the Palm Beach County Urban Redevelopment Area (URA), the central urban core of the County which is physically and socially ripe for revitalization, and in need of assistance from the negative effects of the foreclosure crisis. The URA is located in eastern-central Palm Beach County, and is generally bounded by Community Drive on the north; Interstate 95 to the east; Haverhill and Jog Roads to the west; and Melaleuca Lane to the south. The following zip codes fall entirely, or partially within the URA: 33409; 33417; 33413; 33415; 33406; 33461; and 33463.

Activity Progress Narrative:

THE BENEFICIARY REPORTED FOR THIS QUARTER IS AN ERROR, AND THE CORRECT NUMBER IS ZERO, HOWEVER DRGR WILL NOT SAVE MULTIPLE ATTEMPTED REVISIONS TO DELETE THE BENEFICIARY. The 2nd Mortgage Program has processed 93 applicants, of which 38 have been income certified and 28 determined ineligible or cancelled. Approved applicants have continued to experience great difficulty in obtaining 1st mortgage financing despite HCD's marketing and outreach efforts. 1 2nd mortgage deal closed during the quarter. The County met with the HUD Field Office and headquarters staff regarding its request to amend the financing mechanism activity to include the provision of 1st mortgages.

Accomplishments Performance Measures

**This Report Period
Total**

**Cumulative Actual Total / Expected
Total**

# of Housing Units	0	0/116
# of Singlefamily Units	0	0/116

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	0/40	0/116	0
# Owner Households	0	0	0	0/0	0/40	0/116	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	

Grantee Activity Number: NS2-31

Activity Title: Community Land Trust Acq/Rehab-LH

Activity Category:

Acquisition - general

Project Number:

03

Projected Start Date:

04/05/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Community Land Trust of Palm Beach County

Overall

Apr 1 thru Jun 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$1,046,037.50
Total CDBG Program Funds Budgeted	N/A	\$1,046,037.50
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Community Land Trust of Palm Beach County	\$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:

Acquisition and rehabilitation of 6 single-family properties for affordable rental to LH households.

Location Description:

Various locations within the County's Urban Redevelopment Area.

Activity Progress Narrative:

Subrecipient agreement executed May 10th. CLT has executed 1 contract for acquisition of a SF unit. HCD has approved procurement documents for appraisal services, lead-based paint testing, and rehabilitation consultant.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/6	
# of Singlefamily Units	0		0/6	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total Low/Mod%

# of Households	0	0	0	0/6	0/0	0/6	0
# Renter Households	0	0	0	0/6	0/0	0/6	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	



Grantee Activity Number: NS2-32

Activity Title: Community Land Traust Acq/Rehab--LMMI

Activity Category:

Acquisition - general

Project Number:

03

Projected Start Date:

04/05/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Community Land Trust of Palm Beach County

Overall

Apr 1 thru Jun 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$1,046,037.50
Total CDBG Program Funds Budgeted	N/A	\$1,046,037.50
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Community Land Trust of Palm Beach County	\$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:

Acquisition and rehabilitation of 5 single-family units for affordable resale to LMMI homebuyers.

Location Description:

Various locations within the County's Urban Redevelopment Area.

Activity Progress Narrative:

Subrecipient agreement executed May 10th. CLT has executed 1 contract for acquisition of a SF unit. HCD has approved procurement documents for appraisal services, lead-based paint testing, and rehabilitation consultant.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/5	
# of Singlefamily Units	0		0/5	

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	0/5	0/5	0
# Owner Households	0	0	0	0/0	0/5	0/5	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	



Grantee Activity Number: NS2-33

Activity Title: Neighborhood Renaissance Acq/Rehab--LH

Activity Category:

Acquisition - general

Project Number:

03

Projected Start Date:

04/05/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Neighborhood Renaissance, Inc.

Overall

Apr 1 thru Jun 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$4,750,000.00
Total CDBG Program Funds Budgeted	N/A	\$4,750,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$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:

Acquisition and rehabilitation of 25 single-family units for affordable rental to LH households.

Location Description:

Various locations within the County's Urban Redevelopment Area.

Activity Progress Narrative:

Subrecipient agreement executed May 10th. Neighborhood Renaissance has executed 4 contracts for acquisition of 4 SF units. HCD has approved procurement documents for appraisal services, lead-based paint testing, and rehabilitation consultant.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/25	
# of Singlefamily Units	0		0/25	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total Low/Mod%

# of Households	0	0	0	0/25	0/0	0/25	0
# Renter Households	0	0	0	0/25	0/0	0/25	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

Grantee Activity Number: NS2-34

Activity Title: Neighborhood Renaissance Acq/Rehab-LMMI

Activity Category:

Acquisition - general

Project Number:

03

Projected Start Date:

04/05/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Neighborhood Renaissance, Inc.

Overall

Apr 1 thru Jun 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$4,750,000.00
Total CDBG Program Funds Budgeted	N/A	\$4,750,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$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:

Acquisition and rehabilitation of 25 single-family housing units for affordable rental to LMMI households.

Location Description:

Various locations in the County's Urban Redevelopment Area.

Activity Progress Narrative:

Subrecipient agreement executed May 10th. Neighborhood Renaissance has executed 4 contracts for acquisition of 4 SF units. HCD has approved procurement documents for appraisal services, lead-based paint testing, and rehabilitation consultant.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/25	
# of Singlefamily Units	0		0/25	

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	0/25	0/25	0
# Renter Households	0	0	0	0/0	0/25	0/25	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	



Grantee Activity Number: NS2-35

Activity Title: Westgate CRA Acq/Rehab--LH

Activity Category:

Acquisition - general

Project Number:

03

Projected Start Date:

04/05/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Westgate/Belvedere Homes CRA

Overall

Apr 1 thru Jun 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$566,375.00
Total CDBG Program Funds Budgeted	N/A	\$566,375.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Westgate/Belvedere Homes CRA	\$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:

Acquisition and rehabilitation of 5 single-family homes for affordable resale to LH homebuyers.

Location Description:

Various locations in the Westgate/Belvedere Homes CRA, located within the County's Urban Redevelopment Area.

Activity Progress Narrative:

Subrecipient agreement executed on May 10th. HCD has approved procurement documents for appraisal services, lead-based paint testing, and rehabilitation consultant.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Low	Mod	Low	Mod
# of Housing Units		0		0/5
# of Singlefamily Units		0		0/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total Low/Mod%

# of Households	0	0	0	0/5	0/0	0/5	0
# Owner Households	0	0	0	0/5	0/0	0/5	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	



Grantee Activity Number: NS2-36

Activity Title: Westgate CRA Acq/Rehab--LMMI

Activity Category:

Acquisition - general

Project Number:

03

Projected Start Date:

04/05/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Westgate/Belvedere Homes CRA

Overall

Apr 1 thru Jun 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$566,375.00
Total CDBG Program Funds Budgeted	N/A	\$566,375.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Westgate/Belvedere Homes CRA	\$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:

Acquisition and rehabilitation of 5 single-family units for affordable resale to LMMI homebuyers.

Location Description:

Various locations in the Westgate/Belvedere Homes CRA located within the County's Urban Redevelopment Area.

Activity Progress Narrative:

Subrecipient agreement executed on May 10th. HCD has approved procurement documents for appraisal services, lead-based paint testing, and rehabilitation consultant.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Low	Mod	Low	Mod
# of Housing Units		0		0/5
# of Singlefamily Units		0		0/5

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	0/5	0/5	0
# Owner Households	0	0	0	0/0	0/5	0/5	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	



Grantee Activity Number: NS2-40

Activity Title: Westgate Plaza Apartments--LH

Activity Category:

Construction of new housing

Project Number:

04

Projected Start Date:

03/01/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Westgate Plaza Apartments, Ltd.

Overall

Apr 1 thru Jun 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$3,355,000.00
Total CDBG Program Funds Budgeted	N/A	\$3,355,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Westgate Plaza Apartments, Ltd.	\$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 of vacant/demolished property by Developer for new construction of 80-unit multi-family rental housing complex. 44 units to be provided to LH income renters.

Location Description:

Corner of Westgate Avenue and Quail Drive in the unincorporated Westgate/Belvedere Homes Target Area within the County's Urban Redevelopment Area.

Activity Progress Narrative:

Negotiation and finalization of Developer agreement to incorporate attorneys' revisions and recommendations from HUD's NSP2 consultant. The County continued to collect documentation relevant to loan transactions and other financing sources. Closing on mortgage/promissary note and property acquisition anticipated for September 2011.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/44
# of Multifamily Units	0	0/44

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/44	0/0	0/44	0
# Renter Households	0	0	0	0/44	0/0	0/44	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	

Grantee Activity Number: NS2-41

Activity Title: Westgate Plaza Apartments--LMMI

Activity Category:

Construction of new housing

Project Number:

04

Projected Start Date:

03/01/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Westgate Plaza Apartments, Ltd.

Overall

Apr 1 thru Jun 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$2,745,000.00
Total CDBG Program Funds Budgeted	N/A	\$2,745,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Westgate Plaza Apartments, Ltd.	\$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 of vacant/demolished property by Developer for new construction of 80 unit multifamily rental housing complex. 36 units to be provided to LMMI renters.

Location Description:

Corner of Westgate Avenue and Quail Drive in the unincorporated Westgate/Belvedere Homes CRA within the County's Urban Redevelopment Area.

Activity Progress Narrative:

Negotiation and finalization of Developer agreement to incorporate attorneys' revisions and recommendations from HUD's NSP2 consultant. The County continued to collect documentation relevant to loan transactions and other financing sources. Closing on mortgage/promissary note and property acquisition anticipated for September 2011.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/36
# of Multifamily Units	0	0/36

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	0/36	0/36	0
# Renter Households	0	0	0	0/0	0/36	0/36	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	

Grantee Activity Number:	NS2-42
Activity Title:	Colonial Lakes Apartments--LH

Activity Category:

Construction of new housing

Project Number:

04

Projected Start Date:

03/01/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Colonial Lakes Apartments, Ltd.

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$3,215,814.00
Total CDBG Program Funds Budgeted	N/A	\$3,215,814.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Colonial Lakes Apartments, Ltd.	\$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 of vacant/demolished property by Developer for new construction of 120 unit multi-family rental housing complex. 66 units to be provided to LH income renters.

Location Description:

Southwest corner of Lake Worth Road, and Westview Street in City of Greenacres within the County's Urban Redevelopment Area.

Activity Progress Narrative:

Negotiation and finalization of Developer agreement to incorporate attorneys' revisions and recommendations from HUD's NSP2 consultant. The County continued to collect documentation relevant to loan transactions and other financing sources. Closing on mortgage/promissary note and property acquisition anticipated for August 2011.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/66
# of Multifamily Units	0	0/66

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/66	0/0	0/66	0
# Renter Households	0	0	0	0/66	0/0	0/66	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	

Grantee Activity Number: NS2-43

Activity Title: Colonial Lakes Apartmetns--LMMI

Activity Category:

Construction of new housing

Project Number:

04

Projected Start Date:

03/01/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Colonial Lakes Apartments, Ltd.

Overall

Apr 1 thru Jun 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$2,631,120.00
Total CDBG Program Funds Budgeted	N/A	\$2,631,120.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Colonial Lakes Apartments, Ltd.	\$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 of vacant/demolished property by Developer for new construction of 120-unit multi-family rental housing complex. 54 units will be provided to LMMI income renters.

Location Description:

Southwest corner of Lake Worth Road and Westview Street in City of Greenacres within the County's Urban Redevelopment Area.

Activity Progress Narrative:

Negotiation and finalization of Developer agreement to incorporate attorneys' revisions and recommendations from HUD's NSP2 consultant. The County continued to collect documentation relevant to loan transactions and other financing sources. Closing on mortgage/promissary note and property acquisition anticipated for August 2011.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/54
# of Multifamily Units	0	0/54

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	0/54	0/54	0
# Renter Households	0	0	0	0/0	0/54	0/54	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	

Grantee Activity Number: NS2-44

Activity Title: CLT Davis Landings--LH

Activity Category:

Construction of new housing

Project Number:

04

Projected Start Date:

03/01/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Community Land Trust of Palm Beach County

Overall

Apr 1 thru Jun 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$2,487,687.00
Total CDBG Program Funds Budgeted	N/A	\$2,487,687.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Community Land Trust of Palm Beach County	\$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 of vacant/demolished property by Subrecipient for new construction of 27 unit multi-family housing complex. 15 units to be provided to LH income renters.

Location Description:

Southern terminus of Davis Road (south of Melaleuca Lane) within the County's Urban Redevelopment Area.

Activity Progress Narrative:

CLT received development approvals, and proceeded with architectural design. HCD pre-approved eligible expenses for the CLT to access their line of credit to pay for predevelopment costs. Mortgage and promissory note being finalized; closing on NSP2 loan anticipated for August 2011.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/15
# of Multifamily Units	0	0/15

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	0/15	0
# Renter Households	0	0	0	0/0	0/0	0/15	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	

Grantee Activity Number: NS2-45

Activity Title: CLT Davis Landings--LMMI

Activity Category:

Construction of new housing

Project Number:

04

Projected Start Date:

03/01/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Community Land Trust of Palm Beach County

Overall

Apr 1 thru Jun 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$2,035,379.00
Total CDBG Program Funds Budgeted	N/A	\$2,035,379.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Community Land Trust of Palm Beach County	\$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 of vacant/demolished property by Subrecipient for new construction of 27 unit multi-family rental housing complex. 12 units to be provided to LMMI renters.

Location Description:

Southern terminus of Davis Road, (south of Melaleuca Lane) within the County's Urban Redevelopment Area.

Activity Progress Narrative:

CLT received development approvals, and proceeded with architectural design. HCD pre-approved eligible expenses for the CLT to access their line of credit to pay for predevelopment costs. Mortgage and promissary note being finalized; closing on NSP2 loan anticipated for August 2011.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/12
# of Multifamily Units	0	0/12

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	0/12	0/12	0
# Renter Households	0	0	0	0/0	0/12	0/12	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	
