

Oct 1, 2010 thru Dec 31, 2010 Performance Report

Grant Number:
B-08-UN-12-0013

Obligation Date:

Grantee Name:
Palm Beach County, FL

Award Date:

Grant Amount:
\$27,700,340.00

Contract End Date:

Grant Status:
Active

Reviewed By HUD:
Submitted - Await for Review

QPR Contact:
Edward Lowery

Disasters:

Declaration Number

NSP

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:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Overall

	This Report Period	To Date
Total Projected Budget from All Sources	N/A	28,653,340
Total CDBG Program Funds Budgeted	N/A	27,700,340
Program Funds Drawdown	1,089,673.27	15,881,435.31
Obligated CDBG DR Funds	0	27,464,831.24
Expended CDBG DR Funds	1,121,381.99	16,685,589.79
Match Contributed	0	2,230,398.89
Program Income Received	6,132.36	73,318.63
Program Income Drawdown	0	0

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected):		0%
Overall Benefit Percentage (Actual):		0%
Minimum Non-Federal Match	0	2,230,398.89
Limit on Public Services	4,155,051	0
Limit on Admin/Planning	2,770,034	975,103.75
Limit on State Admin	0	0

Progress Toward Activity Type Targets

Activity Type	Target	Actual
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Progress Toward National Objective Targets

National Objective

NSP Only - LH - 25% Set-Aside

Target

6,925,085

Actual

8,375,554

Overall Progress Narrative:

All projects comprising Palm Beach County's NSP1 Program continue to progress and current status is as follows:

Project 01 - Financing Mechanism (Category A): The HCD-implemented 1st/2nd Mortgage Program has provided has assisted 73 homebuyers to purchase a foreclosed home for owner occupancy, and expended \$10,484,898, or 81.6% of budgeted funds. All project funding was obligated by the 18-month deadline.

Project 02 - Redevelopment of Vacant Property (Category E): A commercial condominium structure was acquired using NSP1 and regular CDBG funding for redevelopment into a Homeless Resource Center to provide assessments, case management, services, and short-term shelter for homeless individuals and families. Acquisition and design activities are complete, and the renovation is under construction. The project has expended \$3,035,333, or 40.5% of budgeted NSP funds of \$7,500,000. All project funding was obligated by the 18-month deadline.

Project 03 - Purchase and Rehabilitate homes that have been foreclosed (Category B): Eight subrecipients were awarded funds to purchase and rehabilitate foreclosed properties for either affordable resale or rental. A total of \$2,647,481 have been expended, or 69.9% of the project budget of \$5,000,000. Funds in the amount of \$235,508.76 were not obligated by the deadline, and the County submitted to HUD a proposal to obligate and expend these funds, however, to date HUD has not responded.

Project 04 - Administration: Palm Beach County's Department of Housing and Community Development continues to perform all administrative functions associated with NSP1, and has expended \$1,281,924 or 54.4% of budgeted funding.

In total Palm Beach County has expended \$17,449,636 or 62.9% of its total NSP1 allocation.

Project Summary

Project#, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
01, Financing Mechanism	366,449.36	12,845,811	9,530,354.07
02, Redevelopment of Vacant Property	70,109.99	7,500,000	2,728,496.06
03, Purchase & rehabilitate homes that have been foreclosed	648,641.81	5,000,000	2,647,481.43
04, General Administration & Planning Costs	4,472.11	2,354,529	975,103.75
9999, Restricted Balance	0	0	0

Project/Activity Index:

Project #	Project Title	Grantee Activity #	Activity Title
01	Financing Mechanism	NS20	NSP1--1st/2nd Mortgage Loan Program--LMMI
		NS21	NSP1--1st/2nd Mortgage Loan Program--LH
04	General Administration & Planning Costs	NS10	NSP1 Program Administration
02	Redevelopment of Vacant Property	NS30A	NSP1--Homeless Resource Center
03	Purchase & rehabilitate homes that have been foreclosed	NS40A	NSP1--Community Land Trust of PBC--LH
		NS40B	NSP1--Community Land Trust of PBC--LMMI
		NS41A	NSP1--Neighborhood Renaissance--LH
		NS41B	NSP1--Neighborhood Renaissance--LMMI
		NS42A	NSP1--Florida Conference of 7th Day Adventists--LH
		NS42B	NSP1--Florida Conference 7th Day Adventists--LMMI
		NS43A	NSP1--Housing Partnership--LH
		NS43B	NSP1--Housing Partnership--LMMI
		NS44A	NSP1--PBC Housing Authority--LH
		NS44B	NSP1--PBC Housing Authority--LMMI
		NS45A	NSP1--Village of Wellington--LH
		NS45B	NSP1--Village of Wellington--LMMI
		NS46A	NSP1--Riviera Beach Housing Authority--LH
		NS46B	NSP1--Riviera Beach Housing Authority--LMMI
NS47A	NSP1--City of Riviera Beach--LH		
9999	Restricted Balance	No activities in this project	

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

Completed Activity Actual End Date:

Responsible Organization:
PBC Housing & Community Development

Benefit Type:
N/A

	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	2,354,529
Total CDBG Program Funds Budgeted	N/A	2,354,529
Program Funds Drawdown	4,472.11	975,103.75
Obligated CDBG DR Funds	0	2,354,529
Expended CDBG DR Funds	207,975.89	1,281,924.04
PBC Housing & Community Development	207975.89	1281924.04
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

The Department of Housing and Community Development continued to perform administration functions for the NSP1 Program, including implementation of the 1st/2nd Mortgage Program, administration of subrecipient agreements, and coordination of the redevelopment of a public facility, as well as required reporting.

Activity Location:

Address	City	State	Zip
No Activity Locations Found			

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources	Amount
No Other Funding Sources Found	

Grantee Activity Number:
NS20

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

Activity Category:
Acquisition - general

Activity Status:
Under Way

Project Number:
01

Project Title:
Financing Mechanism

Projected Start Date:
03/04/2009

Projected End Date:
03/04/2013

National Objective:
NSP Only - LMMI

Completed Activity Actual End Date:

Responsible Organization:

PBC Housing & Community Development

Benefit Type:

Direct Benefit (Households)

	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	7,707,486
Total CDBG Program Funds Budgeted	N/A	7,707,486
Program Funds Drawdown	168,836	7,110,696.19
Obligated CDBG DR Funds	0	7,707,486
Expended CDBG DR Funds	0	6,662,691.72
Match Contributed	0	75,511.12
Program Income Received	0	67,186.27
Program Income Drawdown	0	0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total Households benefiting	0	0	0	19/0	21/20	44/41	90.91

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:**Activity Location:**

Address	City	State	Zip
No Activity Locations Found			

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources

Other Funding Sources	Amount
No Other Funding Sources Found	

Grantee Activity Number:

NS21

Activity Title:

NSP1--1st/2nd Mortgage Loan Program--LH

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

01

Project Title:

Financing Mechanism

Projected Start Date:

03/04/2009

Projected End Date:

03/04/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Completed Activity Actual End Date:**Responsible Organization:**

PBC Housing & Community Development

Benefit Type:

Direct Benefit (Households)

	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	5,138,325
Total CDBG Program Funds Budgeted	N/A	5,138,325
Program Funds Drawdown	197,613.36	2,419,657.88
Obligated CDBG DR Funds	0	5,138,325
Expended CDBG DR Funds	0	2,210,704
Match Contributed	0	7,637.77
Program Income Received	0	0
Program Income Drawdown	0	0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households benefiting	0	0	0	12/27	0/0	16/27	75

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:

Activity Location:

Address	City	State	Zip
No Activity Locations Found			

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources

Other Funding Sources	Amount
No Other Funding Sources Found	

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

Completed Activity Actual End Date:

Responsible Organization:

PBC Facilities Development and Operations Department

Benefit Type:

Area Benefit (Survey)

	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	8,453,000
Total CDBG Program Funds Budgeted	N/A	7,500,000
Program Funds Drawdown	70,109.99	2,728,496.06

Obligated CDBG DR Funds	0	7,500,000
Expended CDBG DR Funds	306,838.2	3,035,333.2
PBC Facilities Development and Operations Department	306838.2	3035333.2
Match Contributed	0	0
Program Income Received	6,132.36	6,132.36
Program Income Drawdown	0	0

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

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

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 redevelopment of a vacant proeprty into the County's Homeless Resource Center is moving forward, with construction/renovation activity continuing during the quarter and NSP funds being expended on architectural services and actual construction costs.

Activity Location:

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

Other Funding Sources Budgeted - Detail

Match Sources	Amount
NSP	953,000
Subtotal Match Sources	953,000
Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	953,000

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

Completed Activity Actual End Date:

Responsible Organization:

Community Land Trust of Palm Beach County

Benefit Type:

Direct Benefit (Households)

Oct 1 thru Dec 31, 2010

To Date

Total Projected Budget from All Sources	N/A	321,730
Total CDBG Program Funds Budgeted	N/A	321,730
Program Funds Drawdown	0	137,467.83
Obligated CDBG DR Funds	0	321,729.24
Expended CDBG DR Funds	23,091.4	160,559.23
Community Land Trust of Palm Beach County	23091.4	160559.23
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	2/4

Beneficiaries Performance Measures

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

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 quarter, the CLT continued to undertake rehabilitation work on previously NSP-acquired homes, and to market the NSP homes for resale. No additional subrecipient purchases or resales to homebuyers closed during the quarter.

Activity Location:

Address	City	State	Zip
No Activity Locations Found			

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources

Other Funding Sources	Amount
No Other Funding Sources Found	

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

Completed Activity Actual End Date:

Responsible Organization:
Community Land Trust of Palm Beach County

Benefit Type:
Direct Benefit (Households)

	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	478,270
Total CDBG Program Funds Budgeted	N/A	478,270
Program Funds Drawdown	0	413,550.6
Obligated CDBG DR Funds	0	462,175.6
Expended CDBG DR Funds	42,074.14	455,794.74
Community Land Trust of Palm Beach County	42074.14	455794.74
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

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

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 quarter, the CLT continued to rehabilitate previously NSP-acquired homes and to market NSP homes to eligible homebuyers. No additional subrecipient NSP purchases or resales to homebuyers closed during this quarter.

Activity Location:

Address	City	State	Zip
No Activity Locations Found			

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources

Other Funding Sources	Amount
No Other Funding Sources Found	

Grantee Activity Number:
NS41A

Activity Category:
Acquisition - general

Project Number:
03

Projected Start Date:
03/01/2010

National Objective:
NSP Only - LH - 25% Set-Aside

Responsible Organization:
Neighborhood Renaissance, Inc.

Benefit Type:

Activity Title:
NSP1--Neighborhood Renaissance--LH

Activity Status:
Under Way

Project Title:
Purchase & rehabilitate homes that have been foreclosed

Projected End Date:
03/01/2012

Completed Activity Actual End Date:

Direct Benefit (Households)

	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	298,474
Total CDBG Program Funds Budgeted	N/A	298,474
Program Funds Drawdown	1,350	259,614.44
Obligated CDBG DR Funds	0	298,473.94
Expended CDBG DR Funds	30,279.61	292,683.55
Neighborhood Renaissance, Inc.	30279.61	292683.55
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

# of Total Households benefiting	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
	2	0	2	2/2	0/0	2/2	100

Cumulative Race Total

Direct Benefit (Households)	This Report Period						Cumulative Actual Total						
	Owner Total Hispanic/Latino	Owner	Renter Total Hispanic/Latino	Renter	Total Hispanic/Latino	Total Households	Owner Total Hispanic/Latino	Owner	Renter Total Hispanic/Latino	Renter	Total Hispanic/Latino	Total Households	
White	0	0	0	0	0	1	1	0	0	0	0	1	1
Black/African American	0	0	0	0	0	1	0	0	0	0	0	1	0
Households Female	0		0		2		0		0		2		

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:

Neighborhood Renaissance completed rehabilitation work on 1 previously NSP acquired NSP housing unit, and leased two NSP-acquired housing units to two beneficiary renter households.

Activity Location:

Address	City	State	Zip
No Activity Locations Found			

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources	Amount
No Other Funding Sources Found	

Grantee Activity Number:
NS41B

Activity Title:
NSP1--Neighborhood Renaissance--LMMI

Activity Category:

Activity Status:

Acquisition - general

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

Completed Activity Actual End Date:

Responsible Organization:
Neighborhood Renaissance, Inc.

Benefit Type:
Direct Benefit (Households)

	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	201,526
Total CDBG Program Funds Budgeted	N/A	201,526
Program Funds Drawdown	0	151,734.16
Obligated CDBG DR Funds	0	188,169.16
Expended CDBG DR Funds	11,589.11	163,773.27
Neighborhood Renaissance, Inc.	11589.11	163773.27
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	2/1

Beneficiaries Performance Measures

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

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:

Neighborhood Renaissance continued to perform rehabilitation work on 1 previously-acquired NSP housing unit that will be rented to a LMMI beneficiary after rehab completion.

Activity Location:

Address	City	State	Zip
No Activity Locations Found			

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources	Amount
No Other Funding Sources Found	

Grantee Activity Number:
NS42A

Activity Title:
NSP1--Florida Conference of 7th Day Adventists--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

Completed Activity Actual End Date:

Responsible Organization:
Florida Conference of Seventh Day Adventists

Benefit Type:

	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	272,600
Total CDBG Program Funds Budgeted	N/A	272,600
Program Funds Drawdown	0	121,405.86
Obligated CDBG DR Funds	0	183,955.14
Expended CDBG DR Funds	0	121,405.86
Florida Conference of Seventh Day Adventists	0	121405.86
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	1	2/2

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	4	8/4

Activity Description:

Acquisition and rehabilitation of 1 foreclosed multi-family property (2 units) for subsequent affordable rental to LH households.

Location Description:

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

Activity Progress Narrative:

Florida Conference of 7th Day Adventists began rehabilitation work (via a contractor) on the previously acquired 4-unit MF structure. THIS IS THE SAME STRUCTURE REPORTED IN THE 7/1/10 - 9/30/10 QPR, HOWEVER, DRGR IS REQUIRING INPUT OF THE ADDRESS AGAIN. No rehab expenditures were processed during the quarter. After rehabilitation, the property will be used for affordable rental to LH income beneficiaries.

Activity Location:

Address	City	State	Zip
5095 Norma Elaine Road	West Palm Beach	NA	33417

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources Amount

No Other Funding Sources Found

Grantee Activity Number:
NS42B

Activity Title:
NSP1--Florida Conference 7th Day Adventists--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

Completed Activity Actual End Date:

Responsible Organization:
Florida Conference of Seventh Day Adventists

Benefit Type:

	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	0
Total CDBG Program Funds Budgeted	N/A	0
Program Funds Drawdown	0	0
Obligated CDBG DR Funds	0	0
Expended CDBG DR Funds	0	0
Florida Conference of Seventh Day Adventists	0	0
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Accomplishments Performance Measures

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

Activity Description:

Funds all utilized for LH income category.

Location Description:

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

Activity Progress Narrative:

This LMMI activity by the Florida Conference of 7th Day Adventists was previously cancelled due to all funding being transferred to the its LH activity (NS42A) at the request of the subrecipient.

Activity Location:

Address	City	State	Zip
No Activity Locations Found			

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources	Amount
No Other Funding Sources Found	

Grantee Activity Number:
NS43A

Activity Title:
NSP1--Housing Partnership--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

Completed Activity Actual End Date:

Responsible Organization:
Housing Partnership, Inc.

Benefit Type:
Direct Benefit (Households)

	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	351,253
Total CDBG Program Funds Budgeted	N/A	351,253
Program Funds Drawdown	85,074.84	192,635.84
Obligated CDBG DR Funds	0	351,252.84
Expended CDBG DR Funds	0	263,330.34
Housing Partnership, Inc.	0	263330.34
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Accomplishments Performance Measures

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

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:

Housing Partnership moved forward with rehabilitation work on 3 previously-acquired NSP housing units, although no payments to rehabilitation contractors were processed during the quarter. Upon completion the units will be rented to LH income beneficiaries.

Activity Location:

Address	City	State	Zip
No Activity Locations Found			

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources	Amount
No Other Funding Sources Found	

Grantee Activity Number:
NS43B

Activity Title:
NSP1--Housing Partnership--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

Completed Activity Actual End Date:

Responsible Organization:
Housing Partnership, Inc.

Benefit Type:
Direct Benefit (Households)

	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	498,747
Total CDBG Program Funds Budgeted	N/A	498,747
Program Funds Drawdown	985.5	282,576.81
Obligated CDBG DR Funds	0	458,615.19
Expended CDBG DR Funds	0	282,576.81
Housing Partnership, Inc.	0	282576.81
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	2/3

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:

Housing Partnership moved forward with rehabilitation work on 2 previously-acquired NSP housing units, although no payments to rehabilitation contractors were processed during the quarter. One additional housing unit (198 Bent Arrow Drive, Jupiter) remains under purchase contract but has not yet closed. Upon completion of rehabilitation all 3 units will be rented to LMMI income beneficiaries.

Activity Location:

Address	City	State	Zip
No Activity Locations Found			

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources	Amount
No Other Funding Sources Found	

Grantee Activity Number:
NS44A

Activity Title:
NSP1-PBC Housing Authority--LH

Activity Category:
Acquisition - general

Activity Status:
Under Way

Project Number:
03

Project Title:
Purchase & rehabilitate homes that have been foreclosed

Projected Start Date:

Projected End Date:

03/01/2010

03/01/2012

National Objective:
NSP Only - LH - 25% Set-Aside

Completed Activity Actual End Date:

Responsible Organization:
Palm Beach County Housing Authority

Benefit Type:
Direct Benefit (Households)

	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	392,728
Total CDBG Program Funds Budgeted	N/A	392,728
Program Funds Drawdown	218,384.34	365,716.64
Obligated CDBG DR Funds	0	392,727.34
Expended CDBG DR Funds	20,888	385,914.65
Palm Beach County Housing Authority	20888	385914.65
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	1/3

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 Palm Beach County Housing Authority moved forward with rehabilitation work on 2 of 3 previously-acquired NSP housing units, although no expenditures were processed during the quarter. Upon completion of rehabilitation all units will be rented to LH beneficiaries.

Activity Location:

Address	City	State	Zip
No Activity Locations Found			

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources

Other Funding Sources	Amount
No Other Funding Sources Found	

Grantee Activity Number:
NS44B

Activity Title:
NSP1--PBC Housing Authority--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 - LH - 25% Set-Aside

Completed Activity Actual End Date:

Responsible Organization:

Palm Beach County Housing Authority

Benefit Type:
Direct Benefit (Households)

	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	357,272
Total CDBG Program Funds Budgeted	N/A	357,272
Program Funds Drawdown	238,877.58	241,527.58
Obligated CDBG DR Funds	0	357,272
Expended CDBG DR Funds	0	341,875.09
Palm Beach County Housing Authority	0	341875.09
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Activity Description:

Acquisition and rehabilitation of 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:

During the quarter, the Palm Beach County Housing Authority was preparing and marketing the 3 NSP homes previously acquired under this activity for rental to LMMI beneficiaries.

Activity Location:

Address	City	State	Zip
No Activity Locations Found			

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources

No Other Funding Sources Found

Grantee Activity Number:

NS45A

Activity Title:

NSP1--Village of Wellington--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

Completed Activity Actual End Date:**Responsible Organization:**

Village of Wellington

Benefit Type:

Direct Benefit (Households)

	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	300,807
Total CDBG Program Funds Budgeted	N/A	300,807
Program Funds Drawdown	98,471.61	172,207.38
Obligated CDBG DR Funds	0	300,806.17

Expended CDBG DR Funds	0	239,333.36
Village of Wellington	0	239333.36
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Accomplishments Performance Measures

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

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:

The Village of Wellington closed on 1 additional SF housing unit, and proceeded with rehabilitation of 2 previously-acquired NSP homes, although no payments were processed during the quarter.

Activity Location:

Address	City	State	Zip
13657 Yarmouth Court	Wellington	NA	33414

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources

Other Funding Sources	Amount
No Other Funding Sources Found	

Grantee Activity Number:
NS45B

Activity Title:
NSP1--Village of Wellington--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

Completed Activity Actual End Date:

Responsible Organization:
Village of Wellington

Benefit Type:
Direct Benefit (Households)

	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	449,193
Total CDBG Program Funds Budgeted	N/A	449,193
Program Funds Drawdown	5,497.94	6,331.11
Obligated CDBG DR Funds	0	379,335.13
Expended CDBG DR Funds	342,025.64	348,356.75
Village of Wellington	342025.64	348356.75
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Accomplishments Performance Measures

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

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 Village of Wellington closed on the acquisition of 2 SF housing units that will now be rehabilitated (rehab contracts already issued) and then resold to LMMI homebuyers.

Activity Location:

Address	City	State	Zip
13571 Jonquil Place	Wellington	NA	33417
10485 Pelican Drive	Wellington	NA	33417

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources	Amount
No Other Funding Sources Found	

Grantee Activity Number:
NS46A

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

Completed Activity Actual End Date:

Responsible Organization:
Riviera Beach Housing Authority

Benefit Type:
Direct Benefit (Households)

	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	364,965
Total CDBG Program Funds Budgeted	N/A	364,965
Program Funds Drawdown	0	301,695.63
Obligated CDBG DR Funds	0	364,964.13
Expended CDBG DR Funds	0	301,695.63
Riviera Beach Housing Authority	0	301695.63
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

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 Riviera Beach Housing Authority was moving forward with rehabilitation of 3 previously-acquired NSP housing units, although no rehab expenditures were processed during the quarter. Upon completion of rehab, all units will be rented to LH income beneficiaries.

Activity Location:

Address	City	State	Zip
No Activity Locations Found			

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources

Other Funding Sources	Amount
No Other Funding Sources Found	

Grantee Activity Number:
NS46B

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

Completed Activity Actual End Date:

Responsible Organization:
Riviera Beach Housing Authority

Benefit Type:
Direct Benefit (Households)

	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	135,035
Total CDBG Program Funds Budgeted	N/A	135,035
Program Funds Drawdown	0	1,017.55
Obligated CDBG DR Funds	0	127,615.36
Expended CDBG DR Funds	0	1,017.55
Riviera Beach Housing Authority	0	1017.55
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

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 Riviera Beach Housing Authority has 1 SF housing unit (1042 Center Stone Lane) which remains under contract for purchase. After acquisition/rehab, the unit will be rented to a LMMI beneficiary.

Activity Location:

Address	City	State	Zip
No Activity Locations Found			

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources **Amount**

No Other Funding Sources Found

Grantee Activity Number:
NS47A

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

Activity Category:
Acquisition - general

Activity Status:
Planned

Project Number:
03

Project Title:
Purchase & rehabilitate homes that have been foreclosed

Projected Start Date:
03/01/2010

Projected End Date:
03/01/2012

National Objective:
NSP Only - LH - 25% Set-Aside

Completed Activity Actual End Date:

Responsible Organization:
City of Riviera Beach

Benefit Type:
Direct Benefit (Households)

	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	577,400
Total CDBG Program Funds Budgeted	N/A	577,400
Program Funds Drawdown	0	0
Obligated CDBG DR Funds	0	577,400
Expended CDBG DR Funds	136,620	136,620
City of Riviera Beach	136620	136620
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	1	1/7

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 subrecipient closed on acquisition of 1 SF home, and has 5 other properties under contract to purchase (2529 S. Canterbury Street, 2541 S. Canterbury Street, 571 West 4th Street, 1650 West 16th Street, 216 West 26th Street, 632 West 3rd Street). All acquired/rehabbed units will be resold to LH income homebuyers.

Activity Location:

Address	City	State	Zip
1067 Center Stone Lane	Riviera Beach	NA	33404

Other Funding Sources Budgeted - Detail

Match Sources

Amount

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found