

Grantee: Palm Beach County, FL

Grant: B-09-LN-FL-0021

October 1, 2012 thru December 31, 2012 Performance Report



Grant Number:

B-09-LN-FL-0021

Obligation Date:**Award Date:**

02/11/2010

Grantee Name:

Palm Beach County, FL

Contract End Date:

02/11/2013

Review by HUD:

Original - In Progress

Grant Amount:

\$50,000,000.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

Estimated PI/RL Funds:

\$0.00

Total Budget:

\$50,000,000.00

Disasters:

Declaration Number

NSP

Narratives

Executive Summary:

Many areas of the County are underutilized and provide great opportunities for redevelopment, including the Urban Redevelopment Area (URA) and the Glades Region Target Area (GRTA). 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 exist. The GRTA encompasses portions of the municipalities of South Bay, Belle Glade, and Pahokee, and the unincorporated area of Canal Point.

The three activities being implemented under the NSP2 Program will target and provide housing benefits (rental and homeownership) to 414 households with incomes which are at or below 120% of the County's MFI as follow:

- First and/or Second Mortgage Loan Program for which \$14.35 million is being allocated will provide benefits to 95 households;
- Residential Redevelopment Grant Program for which \$12.72 million is being allocated will provide benefits to 94 households; and,
- Neighborhood Rental Redevelopment Loan Program for which \$18.67 million is being allocated will provide benefits to 227 renter households.

Target Geography:

The NSP2 funding will be limited to use in the URA and the GRTA. These areas are 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. The creation of the GRTA added nine census tracts to the NSP2 Program. These are census tracts 80.01; 80.02; 81.01; 81.02; 82.01; 82.02; 82.03; 83.01; and 83.02.

Program Approach:

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 exist. 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 GRTA was also targeted because of the need for decent affordable housing for the residents of the Glades since there is not sufficient private economic incentive to maintain affordable housing in the area.

The three activities under this application will target and provide housing benefits (rental and homeownership) to 414 households with incomes which are at or below 120% of the County's MFI. Of the 414 households slated to benefit from the programs to be undertaken, 195 households will have incomes which is at or below 50% of the AMI, and 219 households will have incomes between 51% and 120% of the County's AMI. The three activities are described in greater detail below:

1. First and/or Second Mortgage Program (\$14,355,175): provision of first and/or second mortgages to assist homebuyers to acquire a foreclosed single family property for owner occupancy.
2. Residential Redevelopment Grant Program(\$12,724,825): 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 Rental Redevelopment Loan Program (\$18,670,000): 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 192 foreclosed single-family homes from the market will help stabilize the housing market within the target area by arresting the deterioration in housing prices in the area, and will revitalize the neighborhoods 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	\$50,000,000.00
Total Budget	\$18,669,999.50	\$50,000,000.00
Total Obligated	\$5,145,607.93	\$42,832,154.60
Total Funds Drawdown	\$5,556,236.01	\$41,340,771.26
Program Funds Drawdown	\$5,514,646.72	\$41,231,741.84
Program Income Drawdown	\$41,589.29	\$109,029.42
Program Income Received	\$24,089.09	\$109,029.42
Total Funds Expended	\$7,065,473.00	\$44,480,752.59
Match Contributed	\$0.00	\$2,493.09

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	\$2,493.09
Limit on Public Services	\$0.00	\$0.00
Limit on Admin/Planning	\$5,000,000.00	\$2,229,247.30
Limit on State Admin	\$0.00	\$2,229,247.30

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$5,000,000.00	\$3,350,000.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$12,500,000.00	\$24,003,443.35



Overall Progress Narrative:

During this reporting period, Palm Beach County \$7,065,473 of NSP2 funding bringing the total expenditure to date \$44,480,751 (89 % of the total award). Under the financial mechanism category no new units were acquired but a total of \$658,033 was expended on rehabilitation of 47 housing units (27 -- LMMI and 20 -- LH). These 47 units were previously acquired. Expenditure to date for this category is \$7,669,181. Under the acquisition and rehabilitation category, no new housing units were acquired by the three funded non-profit agencies; however, \$3,011,820 was expended to rehabilitate previously acquired units and to fund carrying cost associated with these units. Under the redevelopment category 98.4% of the awarded funds has been expended. Three of the four projects funded (viz: Westgate Plaza, Davis Landings, and Colonial Lakes) have been fully constructed and have funds fully expended. The fourth project (Pine Run Apartments) had property acquisition funded by NSP2 funds and construction of the housing facility commenced during the quarter. To date, 96.4 % of the awarded funds to this activity have been expended. Under the program administration category, 70.6 % of the budgeted funds have been expended.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
01, Administration	\$559,526.42	\$3,350,000.00	\$2,229,247.30
02, Financing Mechanism	\$612,334.44	\$8,027,944.00	\$7,308,306.79
03, Acquisition and Rehabilitation	\$2,521,259.11	\$16,279,029.00	\$12,173,389.80
04, Redevelopment	\$1,821,526.75	\$22,343,027.00	\$19,520,797.95
9999, Restricted Balance	\$0.00	\$0.00	\$0.00



Activities

Grantee Activity Number:	NS2-10
Activity Title:	NSP2 Administration

Activity Category:

Administration

Project Number:

01

Projected Start Date:

02/11/2010

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Palm Beach County

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2012

N/A

To Date

\$3,350,000.00

Total Budget

(\$200,000.00)

\$3,350,000.00

Total Obligated

(\$200,000.00)

\$3,350,000.00

Total Funds Drawdown

\$559,526.42

\$2,229,247.30

Program Funds Drawdown

\$559,526.42

\$2,229,247.30

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$81,488.00

\$2,367,601.00

 Palm Beach County

\$81,488.00

\$2,367,601.00

Match Contributed

\$0.00

\$0.00

Activity Description:

General administration and planning costs incurred in undertaking Palm Beach County's NSP2 Program. June 13, 2012 - 4th Amendment to NSP2 decreased Administration by \$700,000 from \$4,250,000 to \$3,550,000.

Location Description:

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

Activity Progress Narrative:

The County thus far has expended \$2,367,601 of NSP2 funding of administrative costs relating to the implementation of the NSP2 Program. Approximately \$81,488 was expended during this reporting period. Specifically costs that were incurred related to the following: Project planning, financial administration, project monitoring, and reporting among others.

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 First and/or Second Mortgage Loan Program-LMMI

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

02

Projected Start Date:

02/11/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Financing Mechanism

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Palm Beach County

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$4,427,944.00
Total Budget	\$327,944.00	\$4,427,944.00
Total Obligated	\$435,170.81	\$4,427,944.00
Total Funds Drawdown	\$273,054.47	\$4,244,095.66
Program Funds Drawdown	\$273,054.47	\$4,220,997.18
Program Income Drawdown	\$0.00	\$23,098.48
Program Income Received	\$21,618.99	\$75,155.91
Total Funds Expended	\$317,912.00	\$4,371,655.00
Palm Beach County	\$317,912.00	\$4,371,655.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Palm Beach County will provide 1st and/or 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. On January 3, 2012, \$2,000,000 was reallocated from NS-20 to the Acquisition/Rehab Budget for use by one of the subrecipients - Neighborhood Renaissance to enable it to acquire additional foreclosed housing units. On June 12, 2012, \$2,348,691 was reallocated from NS-20 to the Redevelopment Budget for a new activity - Pine Run Apts.

Location Description:

NSP2 funds will be limited to use in the Palm Beach County Urban Redevelopment Area (URA) and the Glades Region Target Area (GRTA). The URA is 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. The GRTA encompasses portions of the Cities of South Bay, Pahokee, and Belle Glade and unincorporated Canal Point.

Activity Progress Narrative:

Rehabilitation efforts for twenty-seven (27) properties that were purchased for this targeted income group were completed during this reporting period. \$317,912 was expended during this quarter for the rehabilitation of these twenty-seven (27) properties.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/46
# of Singlefamily Units	0	2/46

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	4/0	0/40	4/46	100.00
# Owner Households	0	0	0	4/0	0/40	4/46	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: NS2-21
Activity Title: NSP2 First and/or Second Mortgage Program-LH

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 - LH - 25% Set-Aside

Responsible Organization:
 Palm Beach County

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$3,600,000.00
Total Budget	\$0.00	\$3,600,000.00
Total Obligated	\$567,651.26	\$3,358,868.65
Total Funds Drawdown	\$380,869.26	\$3,172,086.65
Program Funds Drawdown	\$339,279.97	\$3,087,309.61
Program Income Drawdown	\$41,589.29	\$84,777.04
Program Income Received	\$2,470.10	\$33,873.51
Total Funds Expended	\$340,121.00	\$3,297,527.00
Palm Beach County	\$340,121.00	\$3,297,527.00
Match Contributed	\$0.00	\$2,493.09

Activity Description:

The County will provide NSP2 first and/or second mortgages to households in the 0 - 50% AMI income group to assist in the acquisition of vacant foreclosed and/or abandoned single-family homes for owner occupancy. On June 14, 2012, \$624,336 was reallocated from NS2-21 to the Redevelopment Budget for a new activity - Pine Run Apts.

Location Description:

NSP2 funds will be limited to use in the Palm Beach County Urban Redevelopment Area (URA) and the Glades Region Target Area (GRTA). The URA is 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. The GRTA encompasses portions of the municipalities of South Bay, Belle Glade, and Pahokee and the unincorporated area of Canal Point.

Activity Progress Narrative:

Repairs to twenty (20) properties were completed this quarter. \$340,121 was expended on these rehabilitation efforts to these properties during this reporting period.

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total



# of Housing Units	0	12/12
# of Singlefamily Units	0	12/12

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	12/12	0/0	12/12	100.00
# Owner Households	0	0	0	12/12	0/0	12/12	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: NS2-31

Activity Title: Community Land Trust Acq/Rehab-LH

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

03

Project Title:

Acquisition and Rehabilitation

Projected Start Date:

04/05/2011

Projected End Date:

02/11/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Community Land Trust of Palm Beach County

Overall

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,143,989.50
Total Budget	(\$88,708.50)	\$1,143,989.50
Total Obligated	\$216,681.45	\$866,467.80
Total Funds Drawdown	\$216,681.45	\$866,467.80
Program Funds Drawdown	\$216,681.45	\$866,126.08
Program Income Drawdown	\$0.00	\$341.72
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$205,167.00	\$866,468.00
Community Land Trust of Palm Beach County	\$205,167.00	\$866,468.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and rehabilitation of 8 single-family properties for affordable rental to LH households. 3rd Regular Amendment transferred \$373,320 to this subrecipient to cover additional rehabilitation costs due to recent changes to the building code.

Location Description:

Various locations within the County's Urban Redevelopment Area.

Activity Progress Narrative:

One income eligible household was placed in a housing unit with a lease to purchase option. No units were acquired during this quarter. Rehabilitation continues on all other housing units previously acquired. \$205,167 was expended on these rehab efforts during this reporting period.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	8/8
# of Singlefamily Units	0	8/8



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	1	0	1	1/8	0/0	1/8	100.00
# Renter Households	1	0	1	1/8	0/0	1/8	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: 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

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,193,461.50
Total Budget	(\$39,236.00)	\$1,193,461.50
Total Obligated	\$86,970.48	\$958,977.59
Total Funds Drawdown	\$86,970.48	\$958,977.59
Program Funds Drawdown	\$86,970.48	\$958,977.59
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$48,782.00	\$958,977.00
Community Land Trust of Palm Beach County	\$48,782.00	\$958,977.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and rehabilitation of 8 single-family units for affordable resale to LMMI homebuyers. 3rd Amendment to NSP2 reallocated \$373,320 to the subrecipient to cover additional rehabilitation costs due to recent changes to the building code.

Location Description:

Various locations within the County's Urban Redevelopment Area.

Activity Progress Narrative:

No new units were acquired during this quarter and no units were sold during this quarter. All Two income eligible households were placed in housing units this quarter. One family entered the housing unit with a lease to purchase and the other household became a home owner. No housing units were acquired during this reporting period. \$48,782 was expended this quarter of rehab efforts on previously acquired units.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	5/8
# of Singlefamily Units	0	5/8



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	1	2	1/0	1/8	2/8	100.00
# Owner Households	1	1	2	1/0	1/8	2/8	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:	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

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2012

To Date

Total Budget

N/A

\$5,750,000.00

Total Obligated

\$0.00

\$5,750,000.00

Total Funds Drawdown

\$924,267.14

\$3,869,728.78

Program Funds Drawdown

\$924,267.14

\$3,869,728.78

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$1,023,938.00

\$4,100,401.00

Neighborhood Renaissance, Inc.

\$1,023,938.00

\$4,100,401.00

Match Contributed

\$0.00

\$0.00

Activity Description:

Acquisition and rehabilitation of 34 single-family units for affordable rental to LH households. The 2nd Regular Amendment to NSP2 reallocated \$2,000,000 from the Mortgage Program to Neighborhood Renaissance to enable it to acquire additional foreclosed housing units.

Location Description:

Various locations within the County's Urban Redevelopment Area.

Activity Progress Narrative:

Five (5) income eligible households were placed in rental units this quarter. No units were acquired during this quarter. \$1,023,938 was expended during this quarter on rehab efforts and carrying costs associated with units previously acquired.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	25/38
# of Singlefamily Units	0	25/38



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	5	0	5	5/38	0/0	5/38	100.00
# Renter Households	5	0	5	5/38	0/0	5/38	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: 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

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$5,750,000.00
Total Budget	\$0.00	\$5,750,000.00
Total Obligated	\$952,000.00	\$5,209,946.28
Total Funds Drawdown	\$952,000.00	\$5,209,946.28
Program Funds Drawdown	\$952,000.00	\$5,209,946.28
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$1,253,535.00	\$5,571,769.01
Neighborhood Renaissance, Inc.	\$1,253,535.00	\$5,571,769.01
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and rehabilitation of 34 single-family housing units for affordable rental to LMMI households.

Location Description:

Various locations in the County's Urban Redevelopment Area.

Activity Progress Narrative:

Five (5) units were rented to five (5) income eligible households this quarter. No units were acquired during this quarter. \$1,253,535 was expended during this reporting period on rehabilitation and carrying cost associated with units previous purchased by this agency for this income group.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	32/38
# of Singlefamily Units	0	32/38



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	5	5	0/0	6/38	6/38	100.00
# Renter Households	0	5	5	0/0	6/38	6/38	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:	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

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,220,789.00
Total Budget	\$0.00	\$1,220,789.00
Total Obligated	\$188,930.49	\$597,014.15
Total Funds Drawdown	\$188,930.49	\$597,014.15
Program Funds Drawdown	\$188,930.49	\$597,014.15
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$238,399.00	\$689,744.00
Westgate/Belvedere Homes CRA	\$238,399.00	\$689,744.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and rehabilitation of 5 single-family homes for affordable resale to LH homebuyers. 3rd Amendment to NSP2 reallocated \$1,308,828 to the subrecipient to cover costs as some of the housing units acquired with NSP2 funds must be demolished and replaced.

Location Description:

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

Activity Progress Narrative:

No new units were acquired during this quarter and no units were sold during this quarter. \$238,399 was expended during this quarter for rehabilitation of previously acquired housing units.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	6/5
# of Singlefamily Units	0	6/5



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

Activity Status:

Under Way

Project Number:

03

Project Title:

Acquisition and Rehabilitation

Projected Start Date:

04/05/2011

Projected End Date:

02/11/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Westgate/Belvedere Homes CRA

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2012

N/A

To Date

\$1,220,789.00

Total Budget

\$0.00

\$1,220,789.00

Total Obligated

\$152,409.55

\$671,596.92

Total Funds Drawdown

\$152,409.55

\$671,596.92

Program Funds Drawdown

\$152,409.55

\$671,596.92

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$242,402.00

\$781,962.58

 Westgate/Belvedere Homes CRA

\$242,402.00

\$781,962.58

Match Contributed

\$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. 3rd Regular Amendment to NSP2 re-allocated \$1,308,828 to the subrecipient as some of the housing units acquired with NSP2 funds must be demolished and replaced.

Activity Progress Narrative:

No new units were acquired during this quarter and no units were sold during this quarter. All housing units previously acquired are undergoing rehabilitation. \$242,402 was expended during this reporting period for these rehab efforts.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	7/5
# of Singlefamily Units	0	7/5



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

Activity Status:
Under Way

Project Number:
04

Project Title:
Redevelopment

Projected Start Date:
03/01/2011

Projected End Date:
02/11/2013

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

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

Responsible Organization:
Westgate Plaza Apartments, Ltd.

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$3,355,000.00
Total Budget	\$3,355,000.00	\$3,355,000.00
Total Obligated	\$0.00	\$3,355,000.00
Total Funds Drawdown	\$0.00	\$3,355,000.00
Program Funds Drawdown	\$0.00	\$3,354,187.82
Program Income Drawdown	\$0.00	\$812.18
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$3,355,000.00
Westgate Plaza Apartments, Ltd.	\$0.00	\$3,355,000.00
Match Contributed	\$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:

The construction portion of the activity was completed in October 2012. All NSP2 funds have been fully expended.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# ELI Households (0-30% AMI)	0	0/0

	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 Apartmetns--LMMI

Activitiy Category:
Construction of new housing

Activity Status:
Under Way

Project Number:
04

Project Title:
Redevelopment

Projected Start Date:
03/01/2011

Projected End Date:
02/11/2013

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Westgate Plaza Apartments, Ltd.

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$2,745,000.00
Total Budget	\$2,745,000.00	\$2,745,000.00
Total Obligated	\$0.00	\$2,745,000.00
Total Funds Drawdown	\$0.00	\$2,745,000.00
Program Funds Drawdown	\$0.00	\$2,745,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$2,745,000.00
Westgate Plaza Apartments, Ltd.	\$0.00	\$2,745,000.00
Match Contributed	\$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:

The construction portion of the activity was completed in October 2012. All NSP2 funds have been fully expended.

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

Activity Status:
Under Way

Project Number:
04

Project Title:
Redevelopment

Projected Start Date:
03/01/2011

Projected End Date:
02/11/2013

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

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

Responsible Organization:
Colonial Lakes Apartments, Ltd.

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$3,765,813.70
Total Budget	\$3,765,813.70	\$3,765,813.70
Total Obligated	\$0.00	\$3,765,813.70
Total Funds Drawdown	\$0.00	\$3,765,813.70
Program Funds Drawdown	\$0.00	\$3,765,813.70
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$3,765,814.00
Colonial Lakes Apartments, Ltd.	\$0.00	\$3,765,814.00
Match Contributed	\$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:

The activity was completed in November 2012. All NSP2 funds have been fully expended.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# ELI Households (0-30% AMI)	0	0/0
	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

Activitiy Category:
Construction of new housing

Activity Status:
Under Way

Project Number:
04

Project Title:
Redevelopment

Projected Start Date:
03/01/2011

Projected End Date:
02/11/2013

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Colonial Lakes Apartments, Ltd.

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$3,081,120.30
Total Budget	\$3,081,120.30	\$3,081,120.30
Total Obligated	\$0.00	\$3,081,120.30
Total Funds Drawdown	\$0.00	\$3,081,120.00
Program Funds Drawdown	\$0.00	\$3,081,120.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$3,081,120.00
Colonial Lakes Apartments, Ltd.	\$0.00	\$3,081,120.00
Match Contributed	\$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:

The activity was completed in November 2012. All NSP2 funds have been fully expended.

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	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$3,147,686.30
Total Budget	\$3,147,686.30	\$3,147,686.30
Total Obligated	\$535,155.76	\$3,030,559.37
Total Funds Drawdown	\$535,155.76	\$3,030,559.37
Program Funds Drawdown	\$535,155.76	\$3,030,559.37
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$316,728.00	\$3,054,070.00
Community Land Trust of Palm Beach County	\$316,728.00	\$3,054,070.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Redevelopment of vacant/demolished property by Subrecipient for new construction of 25 unit multi-family housing complex. 14 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:

The project is fully complete and the C.O. was issued on Sept. 26, 2012. The remaining funds will be expended on ROW improvements. A \$70K payment is in process. Potential tenants are currently being screened for occupancy.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/14
# of Multifamily Units	0	0/14



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/14	0/0	0/14	0
# Renter Households	0	0	0	0/14	0/0	0/14	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

Activity Status:
Under Way

Project Number:
04

Project Title:
Redevelopment

Projected Start Date:
03/01/2011

Projected End Date:
02/11/2013

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Community Land Trust of Palm Beach County

Overall

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$2,575,379.70
Total Budget	\$2,575,379.70	\$2,575,379.70
Total Obligated	\$221,802.44	\$2,479,548.51
Total Funds Drawdown	\$221,802.44	\$2,479,548.51
Program Funds Drawdown	\$221,802.44	\$2,479,548.51
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$22,142.00	\$2,498,785.00
Community Land Trust of Palm Beach County	\$22,142.00	\$2,498,785.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Redevelopment of vacant/demolished property by Subrecipient for new construction of 25 unit multi-family rental housing complex. 11 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:

The project is fully complete and the C.O. was issued on Sept. 26, 2012. The remaining funds will be expended on ROW improvements. A \$70K payment is in process. Potential tenants are currently being screened for occupancy.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/11
# of Multifamily Units	0	0/11



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	0/11	0/11	0
# Renter Households	0	0	0	0/0	0/11	0/11	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:	NS2-46
Activity Title:	Pine Run Apartments-LH

Activity Category:
Construction of new housing

Project Number:
04

Projected Start Date:
06/13/2012

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:
HTG Palm Beach II LLC

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$2,020,164.85
Total Budget	\$0.00	\$2,020,164.85
Total Obligated	\$532,284.28	\$532,284.28
Total Funds Drawdown	\$532,284.28	\$532,284.28
Program Funds Drawdown	\$532,284.28	\$532,284.28
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$1,582,944.00	\$1,582,944.00
HTG Palm Beach II LLC	\$1,582,944.00	\$1,582,944.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition of vacant property and construction of a 63 unit townhouse style rental development

Location Description:

5212 Sunset Trail, Lake Worth, FL

Activity Progress Narrative:

This project consist of a 63 unit townhouse development that was funded by the County in the summer of 2012. The property acquisition and financing was closed on October 9, 2012. Construction is currently underway. All NSP2 funds have been fully expended.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/35
# of Multifamily Units	0	0/35



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/35	0/0	0/35	0
# Renter Households	0	0	0	0/35	0/0	0/35	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: NS2-47

Activity Title: Pine Run Apartments-LMMI

Activity Category:
Construction of new housing

Activity Status:
Under Way

Project Number:
04

Project Title:
Redevelopment

Projected Start Date:
06/13/2012

Projected End Date:
02/11/2013

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
HTG Palm Beach II LLC

Overall

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,652,862.15
Total Budget	\$0.00	\$1,652,862.15
Total Obligated	\$532,284.27	\$532,284.27
Total Funds Drawdown	\$532,284.27	\$532,284.27
Program Funds Drawdown	\$532,284.27	\$532,284.27
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$1,391,915.00	\$1,391,915.00
HTG Palm Beach II LLC	\$1,391,915.00	\$1,391,915.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition of vacant property and construction of a 63 unit townhouse style rental development

Location Description:

5212 Sunset Trail, Lake Worth, FL

Activity Progress Narrative:

This project consist of a 63 unit townhouse development that was funded by the County in the summer of 2012. The property acquisition and financing was closed on October 9, 2012. Construction is currently underway. All NSP2 funds have been fully expended.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/28
# of Multifamily Units	0	0/28



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	0/28	0/28	0
# Renter Households	0	0	0	0/0	0/28	0/28	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	

