

Grantee: Palm Beach County, FL

Grant: B-11-UN-12-0013

July 1, 2014 thru September 30, 2014 Performance Report



Grant Number:

B-11-UN-12-0013

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

Palm Beach County, FL

Contract End Date:**Review by HUD:**

Submitted - Await for Review

Grant Award Amount:

\$11,264,172.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

LOCCS Authorized Amount:

\$11,264,172.00

Estimated PI/RL Funds:

\$450,241.62

Total Budget:

\$11,714,413.62

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

Palm Beach County will utilize the NSP3 allocation of \$11,264,172 to undertake eight (8) activities, as follow:

First and Second Mortgage Program (Category A-Financing Mechanism): \$6,507,712 will be utilized to provide first and/or second mortgages to homebuyers to acquire and rehabilitate foreclosed single-family housing units for owner-occupancy by LH and LMMI households. The activity will take place in Areas of Greatest need located in Palm Beach County (Target Areas A, B, C, D, E, F, and G).

Palm Beach County Housing Authority (Category B-Acquisition and Rehabilitation): \$1,023,945.83 will be provided to the Palm Beach County Housing Authority, acting as a subrecipient, to acquire and rehabilitate a multi family residential facility known as South Bay Villas for rental to 0-50% AMI households. The activity will be located in an Area of Greatest Need located in western Palm Beach County (Target Area E).

Neighborhood Renaissance-LH (Category B-Acquisition and Rehabilitation): \$44,822 will be provided to Neighborhood Renaissance, acting as subrecipient, for rehabilitation costs associated with three (3) foreclosed rental housing units.

Neighborhood Renaissance-LMMI (Category B-Acquisition and Rehabilitation): \$49,327 will be budgeted to Neighborhood Renaissance, acting as subrecipient, for rehabilitation costs associated with four (4) foreclosed rental housing units.

Westgate/Belvedere Homes-LH (Category B-Acquisition and Rehabilitation): funding in the amount of \$26,747.72 will be budgeted to Westgate/Belvedere Homes CRA, acting as a subrecipient, for rehabilitation costs associated with one (1) foreclosed single family housing unit.

Westgate/Belvedere Homes-LMMI (Category B-Acquisition and Rehabilitation): funding in the amount of \$25,786.59 is budgeted to Westgate/Belvedere Homes CRA, acting as a subrecipient, for rehabilitation costs associated with one (1) foreclosed single family housing unit.

Pahokee Housing Authority (Category E-Redevelopment): \$1,501,844.08 will be provided to the Pahokee Housng Authority, acting as a subrecipient, to construct 6 new rental housing units on vacant property at the Authority's McClure Village development. The activity will be located in an Area of Greatest Need located in the western area of Palm Beach County (Target Area E).

Program Administration: \$1,126,417 will be utilized by the County's Department of Housing and Community Development for general planning administrative expenses associated with the NSP3 Program.

Demolition: \$957,569.78 will be utilized to demolish at least 60 vacant and blighted structures in the Glades area of Palm Beach County. The activity will be located in an Area of Greatest Need located in the western area of Palm Beach County (Target Area E).

How Fund Use Addresses Market Conditions:

The percentage of homes financed by subprime mortgage related loans in the seven (7) Target Areas were obtained from the NSP-3 Mapping Tool, which utilizes Home Mortgage Disclosure Act (HMDA) Census Tract data on high cost and highly leveraged loans from 2004-2007 for the identified Target Areas. Between 20 percent to 46 percent of the homes within the identified Target Areas were financed by subprime mortgages (Target Area A: 14.69 percent; Target Area B: 18.4 percent; Target Area C: 26.7 percent; Target Area D: 20.4 percent; Target Area E: 54.0 percent; Target Area F: 33.0 percent; and Target Area G: 46.8 percent). This range represents a high number of potential foreclosures in the future, which HCD considered a major factor in identifying Areas of Greatest Need for NSP-3 funding.

The percentage of low-and very-low income households in the Target Areas were obtained utilizing the NSP-3 Mapping Tool. Because the average percent of households falling below 80% AMI for Target Area E (Glades Region) is very high (75 percent), and the market conditions are not optimal for home ownership, HCD determined this region would benefit from two multi-family rental programs. It was therefore determined that NSP-3 funds would be more effectively utilized to redevelop vacant property through the construction of multi-family rental units and the acquisition and rehabilitation of a large multi-family housing facility of approximately 50 units. These activities will increase the number of affordable rental units for eligible participants. Based on the fact that these activities will be carried out by Housing Authorities for their clients, they will be affordable. The other Target Areas exhibited higher income levels than Target E, and it was therefore decided that the



population may be able to participate in a home ownership program, hence a First and Second Mortgage program was identified as beneficial to absorb foreclosed/REO property within these neighborhoods. The quick removal of 42 foreclosed single-family homes from the market will stabilize the housing market by arresting the decline in housing prices in the area.

Ensuring Continued Affordability:

In order to ensure continued affordability of all properties assisted with NSP-3 funds, an encumbrance will be placed on title to the property. This encumbrance will restrict the property's use to that specified by terms of the NSP-3 assistance and require the applicable affordability standards described above for an uninterrupted period of no less than twenty (20) years from the date of project completion for rental properties, and no less than fifteen (15) years for owner-occupied properties. The County may elect to require longer periods of affordability given the amount and type of assistance provided to a specific project. The aforementioned encumbrances will be required and enforced regardless of the amount or type of NSP-3 assistance provided and regardless of any mechanism by which the NSP-3 financial interest is secured.

Furthermore, if the housing does not continue to be the principal residence of the family for the duration of the period of affordability, the entire amount of the NSP-3 investment will be recaptured from the owner of the property.

The County will not participate with NSP-3 funds in a home purchase/sale when the resulting level of housing expense to the buyer is not affordable, and results in an unstable housing situation, potentially leading to foreclosure. In order to ensure affordability for each individual homebuyer assisted through NSP-3, in no instances shall the principal, interest, tax, insurance, and association fees (if any) exceed thirty-five percent (35%) of the homebuyer's annual household income.

Definition of Blighted Structure:

HCD accepts the definition of Blighted Structure within the "Notice of Formula Allocations and Program Requirements for Neighborhood Stabilization Program Formula Grants" for NSP-3 as "a structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety and public welfare." When encountering the need to determine whether a structure is blighted, HCD will comply with the definitions and requirements of Ordinance 2003-051, an Ordinance of the Board of County Commissioners of Palm Beach County known and cited as the Property Maintenance Code of Palm Beach County.

Definition of Affordable Rents:

When determining affordable rent for any occupant of rental property purchased with NSP-3 funds, Palm Beach County will utilize the following methodology:

A rent, including utilities, which does not exceed thirty percent (30%) of a household's gross income.

The County will, in its agreement(s) with the subrecipient(s), stipulate the methodology to be used and will conduct monitoring of initial tenants and any new tenants to ensure proper maintenance of the units and continued affordability.

Housing Rehabilitation/New Construction Standards:

In order to ensure continued affordability of all properties assisted with NSP-3 funds, an encumbrance will be placed on title to the property. This encumbrance will restrict the property's use to that specified by terms of the NSP-3 assistance and require the applicable affordability standards described above for an uninterrupted period of no less than twenty (20) years from the date of project completion for rental properties, and no less than fifteen (15) years for owner-occupied properties. The County may elect to require longer periods of affordability given the amount and type of assistance provided to a specific project. The aforementioned encumbrances will be required and enforced regardless of the amount or type of NSP-3 assistance provided and regardless of any mechanism by which the NSP-3 financial interest is secured.

Furthermore, if the housing does not continue to be the principal residence of the family for the duration of the period of affordability, the entire amount of the NSP-3 investment will be recaptured from the owner of the property.

The County will not participate with NSP-3 funds in a home purchase/sale when the resulting level of housing expense to the buyer is not affordable, and results in an unstable housing situation, potentially leading to foreclosure. In order to ensure affordability for each individual homebuyer assisted through NSP-3, in no instances shall the principal, interest, tax, insurance, and association fees (if any) exceed thirty-five percent (35%) of the homebuyer's annual household income.

Vicinity Hiring:

The First and Second Mortgage Program will comply with the vicinity hiring rules, as HCD will encourage all recipients of the NSP-3 funding, when faced with a choice between a qualified contractor/developer/job applicant located in the project area and a qualified contractor/developer/ job applicant from outside the project area, to select the qualified contractor/developer/ job applicant from inside the area.

For the Acquisition/Rehabilitation and Redevelopment activities, HCD will provide language in the subrecipient agreement stipulating that when faced with a choice between a qualified contractor/developer/job applicant located in the project area and a qualified contractor/developer/ job applicant from outside the project area, they should select the qualified contractor/developer/ job applicant from inside the area.

Procedures for Preferences for Affordable Rental Dev.:

The County's NSP3 Action Plan has budgeted \$2,531,967.33 for the development of affordable rental housing through Acquisition/Rehabilitation and Redevelopment activities to be undertaken by two local public housing authorities serving 0-50% AMI households.



Grantee Contact Information:

Edward W. Lowery, Director
 Department of Housing and Community Development
 100 Australian Avenue, Suite 500
 West Palm Beach, FL 33406

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$11,264,172.00
Total Budget	\$0.00	\$11,264,172.00
Total Obligated	\$0.00	\$11,264,172.00
Total Funds Drawdown	\$0.00	\$9,197,174.21
Program Funds Drawdown	\$0.00	\$9,090,332.87
Program Income Drawdown	\$0.00	\$106,841.34
Program Income Received	\$37,894.12	\$188,135.74
Total Funds Expended	(\$10,498.92)	\$11,277,852.60
Match Contributed	\$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	\$1,689,625.80	\$0.00
Limit on Admin/Planning	\$1,126,417.20	\$731,530.98
Limit on State Admin	\$0.00	\$731,530.98

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$1,126,417.20	\$1,126,417.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$2,816,043.00	\$5,423,359.63

Overall Progress Narrative:

To date, Palm Beach County has expended a total of \$11,277,852.60 in NSP3 funding/program income to acquire and rehabilitate or newly construct 112 units for sale or lease, and demolish a total of 54 vacant blighted structures.



Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NS3-10, NSP3 Financing Mechanism	\$0.00	\$6,507,712.00	\$4,817,730.00
NS3-20, NSP3 Acquisition & Rehabilitation	\$0.00	\$1,170,629.14	\$1,170,629.14
NS3-30, NSP3 Redevelopment	\$0.00	\$1,501,844.08	\$1,439,614.17
NS3-40, NSP3 Administration	\$0.00	\$1,126,417.00	\$731,530.98
NS3-50, NSP3 Demolition	\$0.00	\$957,569.78	\$930,828.58



Activities

Project # / Title: NS3-10 / NSP3 Financing Mechanism

Grantee Activity Number: NS3-10

Activity Title: NSP3 First & Second Mortgage Program-LMMI

Activity Category:

Acquisition - general

Project Number:

NS3-10

Projected Start Date:

03/11/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP3 Financing Mechanism

Projected End Date:

03/11/2014

Completed Activity Actual End Date:

Responsible Organization:

Palm Beach County

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2014

N/A

To Date

\$3,681,712.00

Total Budget

\$0.00

\$3,681,712.00

Total Obligated

\$0.00

\$3,681,712.00

Total Funds Drawdown

\$0.00

\$2,409,238.66

Program Funds Drawdown

\$0.00

\$2,385,168.07

Program Income Drawdown

\$0.00

\$24,070.59

Program Income Received

\$23,287.50

\$110,758.73

Total Funds Expended

(\$28,933.10)

\$3,251,549.80

Palm Beach County

(\$28,933.10)

\$3,251,549.80

Match Contributed

\$0.00

\$0.00

Activity Description:

Financing Mechanism: County provision of first and/or second mortgages to LMMI homebuyers for acquisition and rehabilitation of foreclosed single-family homes for owner occupancy.

The 30th Amendment to FY 2010-2011 Action Plan reduced the activity by \$50,000 from \$3,731,712.00 to a new budget amount of \$3,681,712.00. The number of units and beneficiaries is not changed. Funding from this activity went to Acquisition/Rehabilitation newly created activities, Neighborhood Renaissance (NS3-21 NS3-22) and Westgate/Belvedere Homes (NS3-23 and NS3-24).

Location Description:

Areas of Greatest Need located in eastern Palm Beach County and identified in the NSP3 application as Target Areas A, B, C, D, E, F, and G.



Activity Progress Narrative:

No activity was reporting during the quarter. The eighteen (18) units assigned to this income category were purchased prior to this reporting period and reported in previous QPRs.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		18/23	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		18/23	
# of Singlefamily Units	0		18/23	

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	10/20	18/23	55.56
# Owner Households	0	0	0	0/0	10/20	18/23	55.56

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: NS3-11

Activity Title: NSP3 First & Second Mortgage Program-LH

Activity Category:

Acquisition - general

Project Number:

NS3-10

Projected Start Date:

10/04/2012

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

NSP3 Financing Mechanism

Projected End Date:

03/11/2014

Completed Activity Actual End Date:

Responsible Organization:

Palm Beach County

Overall	Jul 1 thru Sep 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$2,826,000.00
Total Budget	\$0.00	\$2,826,000.00
Total Obligated	\$0.00	\$2,826,000.00
Total Funds Drawdown	\$0.00	\$2,453,102.79
Program Funds Drawdown	\$0.00	\$2,432,561.93
Program Income Drawdown	\$0.00	\$20,540.86
Program Income Received	\$14,606.62	\$77,377.01
Total Funds Expended	(\$16,527.72)	\$3,260,549.00
Palm Beach County	(\$16,527.72)	\$3,260,549.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Financing Mechanism: County provision of first and/or second mortgages to LH homebuyers for acquisition and rehabilitation of foreclosed single-family homes for owner occupancy.

Location Description:

The activity will take place in Areas of Greatest Need located in Palm Beach County and identified as Target Areas A, B, C, D, E, F, and G.

Activity Progress Narrative:

No activity was reporting during the quarter. The seventeen (17) units assigned to this income category were purchased prior to this reporting period and reported in previous QPRs.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	17/18



	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		17/18	
# of Singlefamily Units	0		17/18	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	17/0	0/0	17/18	100.00
# Owner Households	0	0	0	17/0	0/0	17/18	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	

Project # / Title: NS3-20 / NSP3 Acquisition & Rehabilitation

Grantee Activity Number:	NS3-20
Activity Title:	NSP3 PBC Housing Authority-South Bay Villas-LH

Activity Category:

Acquisition - general

Project Number:

NS3-20

Projected Start Date:

03/11/2011

Benefit Type:

Area Benefit (Census)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

NSP3 Acquisition & Rehabilitation

Projected End Date:

03/11/2014

Completed Activity Actual End Date:

Responsible Organization:

Palm Beach County Housing Authority

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2014

N/A

To Date

\$1,023,945.83



Total Budget	\$0.00	\$1,023,945.83
Total Obligated	\$0.00	\$1,023,945.83
Total Funds Drawdown	\$0.00	\$1,023,945.83
Program Funds Drawdown	\$0.00	\$1,023,945.83
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,023,945.83
Palm Beach County Housing Authority	\$0.00	\$1,023,945.83
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and rehabilitation of a 65 unit multi-family residential property known as South Bay Villas by the Palm Beach County Housing Authority for affordable rental to LH households.

28th Amendment to the FY 2010-2011 Action Plan will decrease the amount available for Acquisition/Rehabilitation (NS3-20) by \$249,753 from \$1,408,021.50 to \$1,158,268.50. The reprogrammed amount will go toward NS3-50 (Demolition).

The 29th Amendment to the FY 2010-2011 Action Plan will decrease the Acquisition/Rehabilitation (NS3-20) activity amount by \$134,322.67 from \$1,158,268.50 to \$1,023,945.83. The total number of units and beneficiaries for the activity will remain the same. The funds will be reprogrammed to the Glades Area Demolition (NS3-50) activity.

Location Description:

110 Harelle Drive, South Bay, FL 33493

Activity Progress Narrative:

No activity occurred during the quarter. Palm Beach County Housing Authority is seeking to re-bid the contract for rehabilitation of the 65 units.

Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/65
# of Multifamily Units	0	0/65

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:	NS3-21
Activity Title:	Neighborhood Renaissance-LH

Activity Category:

Acquisition - general

Project Number:

NS3-20

Projected Start Date:

03/07/2014

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

NSP3 Acquisition & Rehabilitation

Projected End Date:

03/11/2014

Completed Activity Actual End Date:

Responsible Organization:

Neighborhood Renaissance, Inc.

Overall	Jul 1 thru Sep 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$44,822.00
Total Budget	\$0.00	\$44,822.00
Total Obligated	\$0.00	\$44,822.00
Total Funds Drawdown	\$0.00	\$44,822.00
Program Funds Drawdown	\$0.00	\$44,822.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$44,822.00
Neighborhood Renaissance, Inc.	\$0.00	\$44,822.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition/rehabilitation of a six unit multi-family property, of which three (3) units will be leased to very low income eligible households.

Location Description:

The property is located at 4734 Gulfstream Road, unincorporated Palm Beach County. This property is within an NSP3 target area.

Activity Progress Narrative:

No activity was reporting during the quarter. The three (3) units assigned to this income category were occupied by eligible beneficiaries in previous reporting periods. Beneficiary information was not included in previous QPRs. The data has been added to the current QPR to accurately reflect performance measure accomplishments.

Accomplishments Performance Measures

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



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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	3	0	3	3/3	0/0	3/3	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: NS3-22

Activity Title: Neighborhood Renaissance-LMMI

Activity Category:

Acquisition - general

Project Number:

NS3-20

Projected Start Date:

03/07/2014

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP3 Acquisition & Rehabilitation

Projected End Date:

03/11/2014

Completed Activity Actual End Date:

Responsible Organization:

Neighborhood Renaissance, Inc.

Overall	Jul 1 thru Sep 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$49,327.00
Total Budget	\$0.00	\$49,327.00
Total Obligated	\$0.00	\$49,327.00
Total Funds Drawdown	\$0.00	\$49,327.00
Program Funds Drawdown	\$0.00	\$49,327.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$49,327.00
Neighborhood Renaissance, Inc.	\$0.00	\$49,327.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition/rehabilitation of one (1) single family unit and one (1) six unit multi-family property, of which three (3) units will be leased to LMMI income eligible households.

Location Description:

The single family unit is located at 4490 Foss Road, in unincorporated Palm Beach County. The multi-family property is located at 4734 Gulfstream Road, in unincorporated Palm Beach County. All four (4) units are located within NSP3 eligible target areas.

Activity Progress Narrative:

No activity was reporting during the quarter. The four (4) units assigned to this income category were occupied by eligible beneficiaries prior to this reporting period and have been reported in previous QPRs. Beneficiary information was not included in previous QPRs. The data has been added to the current QPR to accurately reflect performance measure accomplishments.

Accomplishments Performance Measures

This Report Period
Total

Cumulative Actual Total / Expected
Total



# of Properties	4	4/2
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	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	4	4/4
# of Multifamily Units	3	3/3
# of Singlefamily Units	1	1/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	2	4	0/0	2/4	4/4	50.00

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:	NS3-23
Activity Title:	Westgate/Belvedere Homes-LH

Activity Category:

Acquisition - general

Project Number:

NS3-20

Projected Start Date:

03/07/2014

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

NSP3 Acquisition & Rehabilitation

Projected End Date:

03/11/2014

Completed Activity Actual End Date:

Responsible Organization:

Westgate/Belvedere Homes CRA

Overall	Jul 1 thru Sep 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$26,747.72
Total Budget	\$0.00	\$26,747.72
Total Obligated	\$0.00	\$26,747.72
Total Funds Drawdown	\$0.00	\$26,747.72
Program Funds Drawdown	\$0.00	\$26,747.72
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$26,747.72
Westgate/Belvedere Homes CRA	\$0.00	\$26,747.72
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition/rehabilitation of one (1) single family property for resale to a very low income eligible household.

Location Description:

The property is located at 824 Dogwood Road, in unincorporated Palm Beach County. The property is within an eligible NSP3 target area.

Activity Progress Narrative:

No activity was reporting during the quarter. The single unit assigned to this income category was occupied previously by an eligible beneficiary. Beneficiary information was not included in a previous QPR. The data has been added to the current QPR to accurately reflect performance measure accomplishments.

Accomplishments Performance Measures

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



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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	1/1	0/0	1/1	100.00
# Owner Households	1	0	1	1/1	0/0	1/1	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:	NS3-24
Activity Title:	Westgate/Belvedere Homes-LMMI

Activity Category:

Acquisition - general

Project Number:

NS3-20

Projected Start Date:

03/07/2014

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP3 Acquisition & Rehabilitation

Projected End Date:

03/11/2014

Completed Activity Actual End Date:

Responsible Organization:

Westgate/Belvedere Homes CRA

Overall	Jul 1 thru Sep 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$25,786.59
Total Budget	\$0.00	\$25,786.59
Total Obligated	\$0.00	\$25,786.59
Total Funds Drawdown	\$0.00	\$25,786.59
Program Funds Drawdown	\$0.00	\$25,786.59
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	(\$0.31)	\$25,786.28
Westgate/Belvedere Homes CRA	(\$0.31)	\$25,786.28
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition/rehabilitation of one (1) single family property for resale to an LMMI income eligible household.

Location Description:

The property is located at 820 Cherry Road, unincorporated Palm Beach County. It is within an eligible NSP3 target area.

Activity Progress Narrative:

No activity was reporting during the quarter. The single unit assigned to this income category was occupied previously by an eligible beneficiary prior to this reporting period. Beneficiary information was not included in a previous QPR. The data has been added to the current QPR to accurately reflect performance measure accomplishments.

Accomplishments Performance Measures

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



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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	1	0/0	0/1	1/1	0.00
# Owner Households	0	0	1	0/0	0/1	1/1	0.00

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	

Project # / Title: NS3-30 / NSP3 Redevelopment

Grantee Activity Number:	NS3-30
Activity Title:	NSP3 Pahoee Housing Authority

Activity Category:

Construction of new housing

Project Number:

NS3-30

Projected Start Date:

03/11/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

NSP3 Redevelopment

Projected End Date:

03/11/2014

Completed Activity Actual End Date:

Responsible Organization:

Pahoee Housing Authority

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2014

N/A

To Date

\$1,501,844.08



Total Budget	\$0.00	\$1,501,844.08
Total Obligated	\$0.00	\$1,501,844.08
Total Funds Drawdown	\$0.00	\$1,501,844.06
Program Funds Drawdown	\$0.00	\$1,439,614.17
Program Income Drawdown	\$0.00	\$62,229.89
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,501,844.06
Pahokee Housing Authority	\$0.00	\$1,501,844.06
Match Contributed	\$0.00	\$0.00

Activity Description:

Redevelopment of vacant property for new construction of at least 5 rental housing units for affordable rental to LH households by the Pahokee Housing Authority.

Per the 30th Amendment to the FY 2010-2011 Action Plan, excess funds remaining for this activity in the amount of \$6,177.42 were reprogrammed to newly added Acquisition/Rehabilitation activities, Neighborhood Renaissance (NS3-21 and NS3-22) and Westgate/Belvedere Homes CRA (NS3-23 and NS3-24). The activity budget was decreased from \$1,508,021.50 to \$1,501,844.08. The project is complete and the original number of units redeveloped remains unchanged.

Location Description:

Eisenhower Drive, McClure Village, Pahokee, FL 33476

Activity Progress Narrative:

No activity for the quarter was reported. The five (5) units constructed under this activity were previously leased to income eligible beneficiaries and reported in prior QPRs.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow toilets	0	10/5
#Low flow showerheads	0	10/5
#Units w/ other green	0	0/5
# ELI Households (0-30% AMI)	0	0/0

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	4/5	1/0	5/5	100.00
# Renter Households	0	0	0	4/5	1/0	5/5	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

Project # / Title: NS3-40 / NSP3 Administration

Grantee Activity Number: NS3-40

Activity Title: NSP3 Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

NS3-40

Project Title:

NSP3 Administration

Projected Start Date:

03/11/2011

Projected End Date:

03/11/2014

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Palm Beach County

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2014

To Date

N/A

\$1,126,417.00

Total Budget

\$0.00

\$1,126,417.00

Total Obligated

\$0.00

\$1,126,417.00

Total Funds Drawdown

\$0.00

\$731,530.98

Program Funds Drawdown

\$0.00

\$731,530.98

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$8,220.99

\$1,135,711.11

 Palm Beach County

\$8,220.99

\$1,135,711.11

Match Contributed

\$0.00

\$0.00

Activity Description:

Costs incurred by PBC Housing and Community Development in performing general planning and administrative tasks associated with the NSP3 Program.



Location Description:

100 Australian Avenue, Suite 500, West Palm Beach, FL 33406

Activity Progress Narrative:

During the quarter, \$8,220.99 was expended on administrative costs, such as financial management and reporting, associated with carrying out the NSP3 program.

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

Project # / Title: NS3-50 / NSP3 Demolition

Grantee Activity Number: NS3-50

Activity Title: NSP3 Demolition

Activity Category:

Clearance and Demolition

Project Number:

NS3-50

Projected Start Date:

10/04/2012

Benefit Type:

Area Benefit (Census)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP3 Demolition

Projected End Date:

03/11/2014

Completed Activity Actual End Date:

Responsible Organization:

Palm Beach County



Overall	Jul 1 thru Sep 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$957,569.78
Total Budget	\$0.00	\$957,569.78
Total Obligated	\$0.00	\$957,569.78
Total Funds Drawdown	\$0.00	\$930,828.58
Program Funds Drawdown	\$0.00	\$930,828.58
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$26,741.22	\$957,569.80
Palm Beach County	\$26,741.22	\$957,569.80
Match Contributed	\$0.00	\$0.00

Activity Description:

Demolition (Category D) of vacant and blighted structures in the Glades Area.
 Per the 28th Amendment to the FY 2010-2011 Action Plan, the amount of available funds for demolition in the Glades Region will increase by \$249,753 from \$664,000 to \$913,753.
 Per the 29th Amendment to the FY 2010-2011 Action Plan, the amount of available funds for demolition in Glades Region will increase by an additional \$134,322.67 from \$913,753 to \$1,048,075.67. This is due to unforeseen asbestos inspection and abatement costs. The proposed total number of units remains the same at 60.
 Per the 30th Amendment to the FY 2010-2011 Action Plan, the amount of funds for demolition will decrease by \$90,505.89 from \$1,048,075.67 to a new total of \$957,569.78. The number of units to be demolished remains unchanged.

Location Description:

The activity will take place in an Area of Greatest Need as identified as Target Area E, which is located in the Glades Area of Western Palm Beach County, FL.

Activity Progress Narrative:

No activity was reported during the quarter. To date, a total of 54 structures have been demolished under this activity.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	54/60

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	19/60
# of Singlefamily Units	0	19/60

Beneficiaries Performance Measures

	Beneficiaries - Area Benefit Census Method			
	Low	Mod	Total Low/Mod%	
# of Persons	12351	4400	23168	72.30

LMI%:	72.3
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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

