

**Grantee: Palm Beach County, FL**

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

**April 1, 2009 thru June 30, 2009 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

**Review by HUD:**

Reviewed and Approved

**Submitted By:**

No Submitter Found

**Disasters:****Declaration Number**

NSP

**Plan Description:**

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.

**Recovery Needs:**

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

**Overall****This Report Period****To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$24,000,340.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$24,000,340.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	\$99.99	\$0.00
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$4,155,051.00	\$0.00
Limit on Admin/Planning	\$2,770,034.00	\$0.00
Limit on State Admin	\$0.00	\$0.00

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

### Overall Progress Narrative:

NSP1 activities have begun. The Palm Beach County First Mortgage Program (Activities NS20 and NS21) was opened to the public and over 300 applications for first mortgages to acquire foreclosed homes have been received and are currently being reviewed. The County is in negotiations with property owners to acquire 2 properties for redevelopment as County Homeless Resource Centers (Activities NS30A and NS30B). Additionally, a \$5M NSP RFP has been issued to solicit subgrantees who will acquire/rehab foreclosed residential properties for resale or rental. Twelve proposals were received as a result of the RFP and are currently being reviewed. Staff has attended NSP trainings, and is performing NSP administrative functions (NS10).

### Project Summary

Project #, Project Title	This Report Period		To Date	
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
01, Financing Mechanism	\$12,845,811.00	\$0.00	\$12,845,811.00	\$0.00
02, Redevelopment of Vacant Property	\$7,500,000.00	\$0.00	\$7,500,000.00	\$0.00
03, Purchase & rehabilitate homes that have been foreclosed	\$5,000,000.00	\$0.00	\$5,000,000.00	\$0.00
04, General Administration & Planning Costs	\$2,354,529.00	\$0.00	\$2,354,529.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00	\$0.00

### Activities

**Grantee Activity Number:** NS10

**Activity Title:** NSP 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

**Responsible Organization:**

PBC Housing & Community Development

**Overall**

**Apr 1 thru Jun 30, 2009**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$2,354,529.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$2,354,529.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

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

**Activity Progress Narrative:**

HCD staff have been performing NSP administrative tasks and recording time spent thereon, resulting in \$11,991 in administrative costs during the quarter.

**Performance Measures**

No 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

<b>Grantee Activity Number:</b>	<b>NS20</b>
<b>Activity Title:</b>	<b>SF 1st Mortgage Foreclosure Acquisition Program</b>

**Activity Category:**

Acquisition - buyout of residential properties

**Project Number:**

01

**Projected Start Date:**

03/04/2009

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Financing Mechanism

**Projected End Date:**

03/04/2013

**Responsible Organization:**

PBC Housing & Community Development

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2009</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$7,707,486.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$7,707,486.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Provision of County-originated first mortgages to low-, moderate-, and middle-income homebuyers to acquire, and rehabilitate if necessary, abandoned and/or foreclosed single-family residential properties 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:**

The Palm Beach County NSP First Mortgage Program was opened to the public this quarter, and 369 pre-applications were received before HCD closed the intake process due to the volume of requests exceeding funding availability. 37 applications have been denied for ineligibility. 120 applications are in process with loan commitments totalling \$391,000 thus far. No acquisitions closed this quarter.

**Performance Measures**

	<b>This Report Period</b>			<b>Cumulative Actual Total / Expected</b>		
	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total</b>
<b># of Households benefitting</b>	0	0	0	0/0	0/20	0/41

**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

---

<b>Grantee Activity Number:</b>	<b>NS21</b>
<b>Activity Title:</b>	<b>SF 1st Mortgage Foreclosure Acquisition-VLI</b>

### Activity Category:

Acquisition - buyout of residential properties

### Project Number:

01

### Projected Start Date:

03/04/2009

### National Objective:

NSP Only - LH - 25% Set-Aside

### Activity Status:

Under Way

### Project Title:

Financing Mechanism

### Projected End Date:

03/04/2013

### Responsible Organization:

PBC Housing & Community Development

## Overall

## Apr 1 thru Jun 30, 2009

## To Date

<b>Total Projected Budget from All Sources</b>	N/A	\$5,138,325.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$5,138,325.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

## Activity Description:

Provision of County-originated first mortgages to very-low income homebuyers for acquisition, and rehabilitation if necessary, of abandoned and/or foreclosed single-family residential properties 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:

The Palm Beach County NSP First Mortgage Program was opened to the public this quarter, and 369 pre-applications were received before HCD closed the intake process due to the volume of requests exceeding funding availability. 37 applications have been denied for ineligibility. 120 applications are in process with loan commitments totalling \$391,000 thus far. No acquisitions closed this quarter.

## Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Households benefitting	0	0	0	0/27	0/0	0/27

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

**Grantee Activity Number:** NS30A

**Activity Title:** Homeless Resource Center-Eastern County

**Activity Category:**

Acquisition, construction, reconstruction of public facilities

**Activity Status:**

Planned

**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

**Responsible Organization:**

PBC Facilities Development and Operations Department

**Overall**

**Apr 1 thru Jun 30, 2009**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$7,500,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$7,500,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Redevelopment (NSP Eligible Activity Category E). Acquisition and rehabilitation of a vacant public facility for redevelopment as a Homeless Resource Center, providing shelter and comprehensive related services to homeless individuals and families in eastern Palm Beach County.

**Location Description:**

West Palm Beach, FL 33407

**Activity Progress Narrative:**

The County has identified a property for acquisition and redevelopment as a County Homeless Resource Center (eastern county). The County has performed due diligence and is in process of making offers to the multiple property owners. It is anticipated that purchase agreements will be secured during the next quarter.

**Performance Measures**

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

**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:** NS30B

**Activity Title:** Homeless Resource Center-Western County

**Activity Category:**

Acquisition, construction, reconstruction of public facilities

**Activity Status:**

Cancelled

**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

**Responsible Organization:**

PBC Facilities Development and Operations Department

### Overall

### Apr 1 thru Jun 30, 2009

### To Date

<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

### Activity Description:

NSP Eligible Activity Category E--Redevelopment. 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 western Palm Beach County.

### Location Description:

Pahokee, FL 33476

### Activity Progress Narrative:

The County has identified a property for acquisition and redevelopment as a County Homeless Resource Center (western county). The County has performed due diligence and anticipates making a purchase offer to the property owner during the next quarter.

### Performance Measures

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

### Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
NSP	\$0.00
Total Other Funding Sources	\$0.00

---