Grantee: Palm Beach County, FL

Grant: B-08-UN-12-0013

July 1, 2009 thru September 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
Total Projected Budget from All Sources	N/A	$24,000,340.00
Total CDBG Program Funds Budgeted	N/A	$24,000,340.00
Program Funds Drawdown	$0.00	$0.00
Obligated CDBG DR Funds	$0.00	$0.00
Expended CDBG DR Funds	$65,932.39	$65,932.39
Match Contributed	$2,147,250.00	$2,147,250.00
Program Income Received	$0.00	$0.00
Program Income Drawdown	$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	$2,147,250.00
Limit on Public Services	$4,155,051.00	$0.00
Limit on Admin/Planning	$2,770,034.00	$65,932.39
Limit on State Admin	$0.00	$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

During the past quarter 7/1/09 - 9/30/09 Palm Beach County continued implementation of its NSP1 funded projects. Under the 1st Mortgage Program, over 300 households have applied for 1st mortgages to acquire foreclosed homes. Staff has processed the majority of these applicants, and isssued numerous loan approvals, and clients are acrtively seraching for eligible p[roperties to acquire. Several closings are scheduled to tacke place in the month of October. $5M in NSP1 funds were offered to subgrantees through the Residential Redevelopment Program. The NOFA and evaluation proces is complete, and final funding allcoations are being brought to the Board of County Commissioners for approval on November 3rd. An Environemntal Reveiw for the Program is complete and a RROF will be submitted to HUD during the month of Novemeber after which subfgrant contracts will be awarded. The County originallyy anticipated redeveloping 2 Homeless Resource Centers, howvever, during due diligence the County determined the western property to be incurably structurally deficient and therefore cancelled the activity. The acquisition of the eastern county Homeless Resourece Center is underway, and it has been determined that funds from the cancelled western site will be required at the eastern faclility.

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	$0.00	$0.00	$12,845,811.00	$0.00
02, Redevelopment of Vacant Property	$0.00	$0.00	$7,500,000.00	$0.00
03, Purchase & rehabilitate homes that have been foreclosed	$0.00	$0.00	$5,000,000.00	$0.00
04, General Administration & Planning Costs	$0.00	$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

Activitiy 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	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	$2,354,529.00
Total CDBG Program Funds Budgeted	N/A	$2,354,529.00
Program Funds Drawdown	$0.00	$0.00
Obligated CDBG DR Funds	$0.00	$0.00
Expended CDBG DR Funds	$65,932.39	$65,932.39
Match Contributed	$0.00	$0.00
Program Income Received	$0.00	$0.00
Program Income Drawdown	$0.00	$0.00

Activity Description:

General administration and planning, 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:

NSP1 administrative fudns are expended solely on the costs incurred by the Department of Hosuing and Community Development in performing planning and administrative functions related to activitieis funded under the NSP1 Program. To date, tasks have included NSP1 program research and design, consultation with affected citizens and interewted organizations, preparation of application and amendments to HUD, amendments to County Consolidated Plan, development of local program criteria, hiring of NSP staff, evaluation of subfgrant projects solicited through competetive local NOFA process, preparation of legal documents required for provision of 1st and 2nd mortgages, HERA-equired data gathering and reporting.

Performance Measures

No Performance Measures found.

Activity Locations

Address	City	State	Zip
100 Australian Avenue, Suite 500	West Palm Beach	NA	33401

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: NS20
Activity Title: SF 1st Mortgage Foreclosure Acquisition Program

Activitiy Category:
Acquisition - buyout of residential properties

Activity Status:
Under Way

Project Number:
01

Project Title:
Financing Mechanism

Projected Start Date:
03/04/2009

Projected End Date:
03/04/2013

National Objective:
NSP Only - LMMI

Responsible Organization:
PBC Housing & Community Development

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

Activity Description:

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:

HCD staff continues to process applicants for 1st and 2nd mortgages to acqurie foreclosed homes. Loan approvals totalling $6,440,062 NSP1 funds have been issued to 58 homebuyers (41 moderate-income households and 17 middle-income households). Within the next 30 days, closings are scheduled for 3 middle-income hombuyers and 4 low/moderate-income homebuyers. It is anticiapted the balance of funds budgeted for the activity will obligated through loan approvals prior to the end of the next quarter.

Performance Measures

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

Activity Locations

Address	City	State	Zip
100 Australian Avenue, Suite 500	West Palm beach	NA	33401

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: NS21

Activity Title: SF 1st Mortgage Foreclosure Acquisition-VLI

Activitiy Category:
Acquisition - buyout of residential properties

Activity Status:
Under Way

Project Number:
01

Project Title:
Financing Mechanism

Projected Start Date:
03/04/2009

Projected End Date:
03/04/2013

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

Responsible Organization:
PBC Housing & Community Development

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	$5,138,325.00
Total CDBG Program Funds Budgeted	N/A	$5,138,325.00
Program Funds Drawdown	$0.00	$0.00
Obligated CDBG DR Funds	$0.00	$0.00
Expended CDBG DR Funds	$0.00	$0.00
Match Contributed	$0.00	$0.00
Program Income Received	$0.00	$0.00
Program Income Drawdown	$0.00	$0.00

Activity Description:

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 ientified 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:

Staff continues to process very-low income applicants for 1st and 2nd Mortgages, and has issued loan approvals to 15 households, with a total value of $1,687,695 NSP1 funding. It is anticipated that 2 acquisitions will close in the next 30 days. The pace of loan committments is anticiapted to increase significantly with the introduction of NSP1 2nd mortgages in November which will provide an additional layer of subsidy for this income group which has expereinced difficulty in finding homes priced at their level of financing capacity.

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

Address	City	State	Zip
100 Australian Avenue, Suite 500	West Palm Beach	NA	33401

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

Activitiy 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	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	$7,500,000.00
Total CDBG Program Funds Budgeted	N/A	$7,500,000.00
Program Funds Drawdown	$0.00	$0.00
Obligated CDBG DR Funds	$0.00	$0.00
Expended CDBG DR Funds	$0.00	$0.00
Match Contributed	$0.00	$0.00
Program Income Received	$0.00	$0.00
Program Income Drawdown	$0.00	$0.00

Activity Description:

Redevelopement (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 site for the eastern County Homeless Resource Center is a multi-unit commercial condominium property. The County has extended purchase offeres to the owners, and come to purchase price agreements with the owners of the great majority of the units. The County has been consulting with HUD, and was recently advsed that some of the acquisitions represent "involuntary acquistions", and therefore the County has had to undertake additional unanticipated steps in order to comply with URA requirments, but which have set back the anticiapted date of acquisition. The County is agressively working through the requirements and anticipates closing on the property (all units) within the next quarter. Following acquisition, NSP rehabilitation will be undertaken. NSP1 funds of $2,000,000 made available by the cancellation of NSP1 activity NS30B (Western Homeless Resource Center) have been reprogrammed for this activity, and the projected budget for acquisition and rehabilitation requires such. Regular County CDBG entitltment funds of $953,000 have been budgeted as a match for the activity and will be applied towards acquisition and related costs.

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

Address	City	State	Zip
100 Australian Avenue, Suite 500	West Palm Beach	NA	33401

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

Activitiy 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	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	$0.00
Total CDBG Program Funds Budgeted	N/A	$0.00
Program Funds Drawdown	$0.00	$0.00
Obligated CDBG DR Funds	$0.00	$0.00
Expended CDBG DR Funds	$0.00	$0.00
Match Contributed	$0.00	$0.00
Program Income Received	$0.00	$0.00
Program Income Drawdown	$0.00	$0.00

Activity Description:

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:

This activity was the redevelopment of a western county Homeless Resource Center. The County identified a site, but during due diligence, discoverd incurable structural deficiencies. The site was eliminated from consdideration, and NSP1 funds of $2M originally budgeted for the activity were reprogrammed to activity NS30A-Eastern County Homneless Resource Center.

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
Total Other Funding Sources	$0.00

NSP	$0.00
Total Other Funding Sources	$0.00