

**Grantee: West Palm Beach, FL**

**Grant: B-08-MN-12-0030**

**April 1, 2009 thru June 30, 2009 Performance Report**

**Grant Number:**

B-08-MN-12-0030

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

West Palm Beach, FL

**Award Date:****Grant Amount:**

\$4,349,546.00

**Contract End Date:****Grant Status:**

Active

**Review by HUD:**

Reviewed and Approved

**Submitted By:**

No Submitter Found

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

NSP

**Plan Description:**

As of October 1, 2008, the City of West Palm Beach had 3,396 residential properties in the legal foreclosure process as compared to Palm Beach County which had 15,135 properties in the legal foreclosure process. As of June 4, 2009, the City had 2,488 residential properties in the legal foreclosure process, while Palm Beach County had 11,015. These numbers indicate that the foreclosure problem continues throughout the City of West Palm Beach and Palm Beach County.

**Recovery Needs:**

There is a continuing gap between incomes in the City when compared to the cost of purchasing a home. In addition, the Section 8 Fair Market Rent for a two-bedroom apartment in West Palm Beach-Boca Raton area is \$438 higher than in Naples-Marcos Island area where the Area Median Income is \$3,200 higher than the Area Median Income in Palm Beach County. There is a continuing shortage of decent, safe, affordable rental housing in the City of West Palm Beach.

**Implementation**

Utilizing the RFP process, the City will retain the services of a Realtor to acquire the 22 properties. The City Department of Housing and Community Development will rehabilitate the properties and bring them up to Code. Utilizing the RFP process, a Certified Property Management firm will be contracted with to manage the properties pre and post occupancy to include rent collection. The City will establish rental rates to insure that no more than 30 percent of the households gross income is paid for housing costs. City staff will qualify eligible households and facilitate the execution of Lease-Purchase agreements. Tenants will be required to have completed the City's homebuyer education program and will receive ongoing debt and credit counseling until they are able to obtain mortgage financing and purchase their home.

**Overall****This Report Period****To Date****Total Projected Budget from All Sources**

N/A

\$4,349,546.00

**Total CDBG Program Funds Budgeted**

N/A

\$4,349,546.00

**Program Funds Drawdown**

\$0.00

\$0.00

**Obligated CDBG DR Funds**

\$0.00

\$0.00

**Expended CDBG DR Funds**

\$101,896.00

\$101,896.00

**Match Contributed**

\$0.00

\$0.00

**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	\$33.33
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$652,431.90	\$0.00
Limit on Admin/Planning	\$434,954.60	\$82,401.00
Limit on State Admin	\$0.00	\$0.00

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

### Overall Progress Narrative:

As of June 30, 2009, the City of West Palm Beach has spent a total of \$101,896 and is made up of the following:

Administration           \$ 82,401  
Acquisition of SFR-LMMI \$ 19,495

### Project Summary

Project #, Project Title	This Report Period		To Date	
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Admin	\$434,954.00	\$0.00	\$434,954.00	\$0.00
2, Acq & Rehab of Foreclosed Properties	\$727,273.00	\$0.00	\$727,273.00	\$0.00
3, Demolish blighted structures	\$1,272,727.00	\$0.00	\$1,272,727.00	\$0.00
4, Redevelop demolished or vacant properties	\$696,216.00	\$0.00	\$696,216.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00	\$0.00

## Activities

<b>Grantee Activity Number:</b>	<b>1.1 Admin</b>
<b>Activity Title:</b>	<b>Administration</b>

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

1

**Project Title:**

Admin

**Projected Start Date:**

03/01/2009

**Projected End Date:**

09/30/2010

**National Objective:**

N/A

**Responsible Organization:**

City of West Palm Beach

**Overall**
**Apr 1 thru Jun 30, 2009**
**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$434,954.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$434,954.00
<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>	\$82,401.00	\$82,401.00
<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:**

Administration of the NSP Program. The budgeted amount of this activity is \$434,954.00

**Location Description:**

City of West Palm Beach 401 Clematis St. West Palm Beach, FL 33401

**Activity Progress Narrative:**

For the Qtr ending Jun, 30, 2009, the City of West palm Beach had expended \$82,401 as follows:  
\$ 56,250 was captured as Administrative Fees allocated for the City's Finance Department  
\$ 615 was for travel to the NSP Conference in Jacksonville, Florida attended by Meri Weymer  
\$ 89 was for travel to the NSP Workshop in Tampa, Florida attended by Chuck Durkin  
\$ 10,240 was spent for Professional Services; \$4,390 for Temporary Service by Emma Black and also \$ 5,850 for 14 Property Appraisals performed by Boyd, Schmidt & Brannum  
\$ 15,207 was allocated for payroll effort for time spent on the NSP Grant by staff

**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>2.2 A&amp;R (SFR-LMMI)</b>
<b>Activity Title:</b>	<b>Acq &amp; Rehab of SFR for LMMI</b>

**Activity Category:**

Acquisition - buyout of residential properties

**Activity Status:**

Planned

**Project Number:**

2

**Project Title:**

Acq &amp; Rehab of Foreclosed Properties

**Projected Start Date:**

03/01/2009

**Projected End Date:**

09/30/2010

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of West Palm Beach

**Overall****Apr 1 thru Jun 30, 2009****To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$1,238,197.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,238,197.00
<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>	\$19,495.00	\$19,495.00
<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 funds will be used to purchase 11 residential properties (single family LMMI residents), rehabilitate them and retain them as rentals with an option to buy. After rehabilitation, all properties shall meet the City of West Palm Beach Minimum Housing Code Standards. These homes shall be strengthened against future hurricane damage.

**Location Description:**

The NSP funds will be targeted to Census Tract 22, Coleman Park Neighborhood and Census Tract 24, the Northwest Neighborhood. These Census Tracts have the highest concentration of low and moderate income households, ranging from 76 percent to 96 percent low and moderate households, depending on the Block Group.

**Activity Progress Narrative:**

As of the Qtr ending Jun, 30, 2009, the City of West Palm Beach has placed a 5% deposit, totalling \$19,495 on the 5 properties listed, benefitting LMMI, as per the National Objective. No applicants have been selected as of yet, due to the properties being vacant and in need of rehab before they can be occupied.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
<b># of Properties</b>	0	0	5	0/0	0/0	5/11
<b># of housing units</b>	0	0	5	0/0	0/0	5/11
<b># of Households benefitting</b>	0	5	5	0/0	5/11	5/11

Activity Locations

Address	City	State	Zip
920 15th St	West Palm Beach	NA	33401
1029 Lincoln Rd	West Palm Beach	NA	33407
702 14 St	West Palm Beach	NA	33401
729 20th St	West Palm Beach	NA	33407
900 21st St	West Palm Beach	NA	33407

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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