

Grantee: West Palm Beach, FL

Grant: B-08-MN-12-0030

July 1, 2009 thru September 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	\$101,896.00	\$101,896.00
Obligated CDBG DR Funds	\$101,896.00	\$101,896.00
Expended CDBG DR Funds	\$197,006.71	\$298,902.71
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	\$35.56
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$652,431.90	\$0.00
Limit on Admin/Planning	\$434,954.60	\$105,460.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

For the 2nd QPR ending Sep 30, 2009, the city of West Palm Beach has spent a total of \$197,006.71:

Administration	\$ 23,059.00
Acquisition of SFR-LMMI	\$157,581.18
Redevelop of SFR-MOD	\$ 16,366.53

Project Summary

Project #, Project Title	This Report Period		To Date	
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Admin	\$0.00	\$82,401.00	\$434,954.00	\$82,401.00
2, Acq & Rehab of Foreclosed Properties	\$2,987,319.00	\$19,495.00	\$3,714,592.00	\$19,495.00
3, Demolish blighted structures	(\$1,252,727.00)	\$0.00	\$20,000.00	\$0.00
4, Redevelop demolished or vacant properties	(\$516,216.00)	\$0.00	\$180,000.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number: 1.1 Admin
Activity Title: Administration

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	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$434,954.00
Total CDBG Program Funds Budgeted	N/A	\$434,954.00
Program Funds Drawdown	\$82,401.00	\$82,401.00
Obligated CDBG DR Funds	\$82,401.00	\$82,401.00
Expended CDBG DR Funds	\$23,059.00	\$105,460.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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 Sep 30, 2009, the City of West Palm Beach had expended \$23,059 as follows:
 \$18,750 was captured as Administrative Fees allocated for the City's Cost Allocation Plan by the Finance Dept
 \$615 travel to the NSP Conference in Jacksonville, Florida attended by Meri Weymer, as reported on QPR PE Jun 30, 2009, was credited and reclassified to a General Fund account
 \$2,800 was spent for Professional Services for 8 Property Appraisals performed by Boyd, Schmidt & Brannum
 \$11,003 was allocated for payroll effort for time spent on the NSP grant by staff
 \$8,879 was reduced from payroll effort as reported on this QPR PE Sep 30, 2009, as it was overstated on QPR PE Jun 30, 2009 as follows: 15,207 (reported) less 6,328 (actual) = 8,879 (overstated expenses)

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

Grantee Activity Number:	2.1 A&R (SFR-Low)
Activity Title:	Acq & Rehab of SFR for Low Income

Activity Category:

Acquisition - buyout of residential properties

Project Number:

2

Projected Start Date:

03/01/2009

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Planned

Project Title:

Acq & Rehab of Foreclosed Properties

Projected End Date:

09/30/2010

Responsible Organization:

City of West Palm Beach

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$787,944.00
Total CDBG Program Funds Budgeted	N/A	\$787,944.00
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 funds will be used to purchase 7 residential properties (single family low income), 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. No less than seven (7) of these units will be provided for households with incomes at 50 percent or less of the Area Median Income.

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:

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/7
# of housing units	0	0	0	0/0	0/0	0/7
# of Households benefitting	0	0	0	0/7	0/0	0/7

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:	2.2 A&R (SFR-LMMI)
Activity Title:	Acq & Rehab of SFR for LMMI

Activity Category:

Acquisition - buyout of residential properties

Project Number:

2

Projected Start Date:

03/01/2009

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Acq & Rehab of Foreclosed Properties

Projected End Date:

09/30/2010

Responsible Organization:

City of West Palm Beach

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$1,238,197.00
Total CDBG Program Funds Budgeted	N/A	\$1,238,197.00
Program Funds Drawdown	\$19,495.00	\$19,495.00
Obligated CDBG DR Funds	\$19,495.00	\$19,495.00
Expended CDBG DR Funds	\$157,581.18	\$177,076.18
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

For the Qtr ending Sep 30, 2009, the City of West Palm Beach had expended \$172,169.75 as follows:

\$148.82 Water Services for 4 Properties:

42.36 for 729 20th St

32.59 for 920 15th St

32.59 for 702 14th St

41.28 for 922 15th St

\$5,645.00 Deposits for 3 Properties:

200.00 for 809 21st St

1,995.00 for 1025 Adams St

3,450.00 for 1400 Sapodilla Ave

\$160,487.36 Purchases of 6 Properties:

10,159.30 for 809 21st St

57,945.65 for 702 14th St

41,952.25 for 920 15th St

20,139.29 for 729 20th St

8,376.80 for 1016 14th St

21,914.07 for 1025 Adams St

\$<8,700.00> Credits for 2 Properties:

<4,500.00> for 1029 Lincoln Rd, deal feel through

<4,200.00> for 900 21st St, cancelled check & paid by wire

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	8	0/0	0/0	13/11
# of housing units	0	0	8	0/0	0/0	13/11
# of Households benefitting	0	8	8	0/0	13/11	13/11

Activity Locations

Address	City	State	Zip
1025 Adams St	West Palm Beach	NA	33407
922 15th St	West Palm Beach	NA	33401
729 20th St	West Palm Beach	NA	33407
1400 Sapodilla Ave	West Palm Beach	NA	33401
1016 14th St	West Palm Beach	NA	33401
809 21st St	West Palm Beach	NA	33407
920 15th St	West Palm Beach	NA	33401
702 14th St	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:	4.1 Redevelop (SFR-MOD)
Activity Title:	Acq & Redevelop demolished or vacant properties

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

4

Project Title:

Redevelop demolished or vacant 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	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$180,000.00
Total CDBG Program Funds Budgeted	N/A	\$180,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$16,366.53	\$16,366.53
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NSP funds will be used to redevelop demolished or vacant properties. Correlates with CDBG-Eligible Activities: Acquisition Disposition Public facilities and improvements Public services for housing counseling, but only to the extent that counseling beneficiaries is limited to prospective purchasers or tenants of the redeveloped properties. Relocation Direct homeownership assistance (but expanded to include LMMI persons) Eligible rehabilitation and preservation activities Special activities by CBDOS

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:

For the Qtr ending Sep 30, 2009, the City of West Palm Beach had expended \$16,366.53 as follows:
 \$28.25 for Water Service for 1 Property: 1102 19th St
 \$1,750.00 Deposits for 2 Properties:
 750.00 for 1109 Lincoln Ct
 1,000.00 for 1034 22nd St
 \$14,588.28 Purchase for 1 Property: 1109 Lincoln Ct

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	3	0/0	0/0	3/1
# of Households benefitting	0	3	3	0/0	3/1	3/1

Activity Locations

Address	City	State	Zip
1102 19th St	West Palm Beach	NA	33407

1109 Lincoln Ct	West Palm Beach	NA	33407
1034 22nd 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	
