

Grantee: West Palm Beach, FL

Grant: B-08-MN-12-0030

October 1, 2009 thru December 31, 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

QPR Contact:

No QPR Contact 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	\$197,006.71	\$298,902.71
Obligated CDBG DR Funds	\$197,006.71	\$298,902.71
Expended CDBG DR Funds	\$252,639.22	\$551,541.93
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%	35.211%
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 3rd QPR ending Dec 31, 2009, the City of West Palm Beach will be requesting a draw of \$252,639.22 for:
 Acquisition of SFR-LMMI \$252,139.22
 Redvelop of SFR-MOD \$ 500.00

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Admin	\$23,059.00	\$434,954.00	\$105,460.00
2, Acq & Rehab of Foreclosed Properties	\$157,581.18	\$3,714,592.00	\$177,076.18
3, Demolish blighted structures	\$0.00	\$20,000.00	\$0.00
4, Redevelop demolished or vacant properties	\$16,366.53	\$180,000.00	\$16,366.53
5, Finance Mechanism	\$0.00	\$0.00	\$0.00
9999, Restricted Balance	\$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	Oct 1 thru Dec 31, 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	\$23,059.00	\$105,460.00
Obligated CDBG DR Funds	\$23,059.00	\$105,460.00
Expended CDBG DR Funds	\$0.00	\$105,460.00
City of West Palm Beach	\$0.00	\$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 Dec 31, 2009, the City of West Palm Beach had expended \$10,799.78 (or rounded \$10,800.00) as follows:

\$59.50 was spent for travel mileage reimbursement to the NSP Symposium attended by Meri Weymer

\$1,300.00 was spent for 4 property appraisals done by Boyd, Schmidt & Brannum as follows:

\$300.00 @ 1014 22nd St

\$350.00 @ 1816 Windsor Ave

\$300.00 @ 1025 Adams St

\$350.00 @ 128 19th St

\$582.50 was spend for locksmith services by ReliableLocksmith for the following 4 properties:

\$57.00 @ 1025 Adams St

\$85.50 @ 1020 22nd St

\$220.00 @ 809 21st St

\$220.00 @ 1010 22nd St

\$7,851.05 was for 2009 Ad Valorem Taxes for city properties located in the NSP zone

\$412.50 was spend for Sale Signs at Coleman Park

\$594.23 was spend for Water Services at the following 5 addresses:

\$103.54 @ 702 14th St

\$207.08 @ 920 15th St

\$103.54 @ 1102 19th St

\$103.54 @ 729 20th St

\$76.53 @ 1020 22nd St

No funds will be drawn down this Qtr due to Admin Fees which were reallocated.

At the end of FY08-09, there was a \$29,506 amount overdrawn.

After this Qtr the overdrawn balance will be \$18,706 (\$29,506-\$10,800)

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:	2.2 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:

Under Way

Project Title:

Acq & Rehab of Foreclosed Properties

Projected End Date:

09/30/2010

Responsible Organization:

City of West Palm Beach

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$670,000.00
Total CDBG Program Funds Budgeted	N/A	\$670,000.00
Program Funds Drawdown	\$157,581.18	\$177,076.18
Obligated CDBG DR Funds	\$157,581.18	\$177,076.18
Expended CDBG DR Funds	\$252,139.22	\$429,215.40
City of West Palm Beach	\$252,139.22	\$429,215.40
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 13 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 target areas now included in the plan are Coleman Park, Pleasant City, Greater Northwest and the Pinewood areas.

Activity Progress Narrative:

For the Qtr ending Dec 31, 2009, the City of West Palm Beach had expended \$252,139.22 as follows:

\$242,657.77 was spent on deposits & acquisitions of the following 3 properties:

- \$82,883.97 @ 900 21st St
- \$81,837.50 @ 1010 22nd St
- \$77,936.30 @ 1020 22nd St
- \$78,683.97 @ 900 21st St

\$1,140.94 was spend for board up services by Anchors Emergency Board-up Svcs @ 1025 Adams St

\$5,553.51 was spend for plumbing svcs by North County Plumbing @ 1025 Adams St

\$787.00 was spend for repairs by Netco Tek @ 1010 22nd St

\$2,000.00 was spent for surveys by Gaudet Associates for the following properties:

- \$500.00 @ 1016 14th St
- \$500.00 @ 1102 Adams St
- \$500.00 @ 1024 21st St
- \$500.00 @ 729 20th St

Performance Measures

This Report Period			Cumulative Actual Total / Expected		
Low	Mod	Total	Low	Mod	Total

# of Properties	0	0	8	0/0	0/0	21/13
# of housing units	0	0	8	0/0	0/0	21/13
# of Households benefitting	0	8	8	0/0	21/0	21/13

Activity Locations

Address	City	State	Zip
1016 14th St	West Palm Beach	NA	33401-
900 21st St	West Palm Beach	NA	33407-
1024 21st St	West Palm Beach	NA	33407-
1010 22nd St	West Palm Beach	NA	33407-
1025 Adams St	West Palm Beach	NA	33407-
1020 22nd St	West Palm Beach	NA	33407-
1102 Adams St	West Palm Beach	NA	33407-
729 20th 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	

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:

Under Way

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	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$1,500,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,500,000.00
Program Funds Drawdown	\$16,366.53	\$16,366.53
Obligated CDBG DR Funds	\$16,366.53	\$16,366.53
Expended CDBG DR Funds	\$500.00	\$16,866.53
City of West Palm Beach	\$500.00	\$16,866.53
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 target areas now included in the plan are Coleman Park, Pleasant City, Greater Northwest and the Pinewood areas.

Activity Progress Narrative:

For the Qtr ending Dec 31, 2009, the City of West Palm Beach had expended \$500.00 as follows:
\$500.00 was spent for surveys by Gaudet Associates at 1102 19th St

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	4/15
# of Households benefitting	0	1	1	0/0	4/0	4/0

Activity Locations

Address	City	State	Zip
1102 19th 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
