

Grantee: West Palm Beach, FL

Grant: B-08-MN-12-0030

July 1, 2020 thru September 30, 2020 Performance Report

Grant Number: B-08-MN-12-0030	Obligation Date:	Award Date:
Grantee Name: West Palm Beach, FL	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$4,349,546.00	Grant Status: Active	QPR Contact: Mark White
LOCCS Authorized Amount: \$4,349,546.00	Estimated PI/RL Funds: \$1,350,000.00	
Total Budget: \$5,699,546.00		

Disasters:

Declaration Number
NSP

Narratives

Areas of Greatest Need:

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.

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.

Distribution and and Uses of Funds:

On March 4, 2009, a contract was executed awarding the City \$4,349,548 from the U.S. Department of Housing and Urban Development (HUD) as emergency assistance for the redevelopment of foreclosed and abandoned homes. On November 17, 2008, Resolution No. 473-08 authorized the initial amendment to the Consolidated Plan and One Year Action Plan to receive and utilize the Neighborhood Stabilization Program Funds. The Amendment authorized the establishment of the Neighborhood Stabilization Program and NSP Action Plan and detailed the initial distribution of funding and defined the activities to be carried out within the Plan.

The initial plan provided that the \$4,349,546 award be utilized exclusively for the Acquisition of foreclosed and abandoned properties in the amount of \$3,914,592 (Activity B) with \$434,954 set aside for administration. This Resolution No. 312-09 amends the Consolidated Plan and One Year Action Plan by expanding the initial Action Plan to reallocate funding to provide for three additional activities eligible under NSP guidelines.

On 4-19-2010 Commission passed Resolution 165-10 which established eligible Activity C, Land Bank, for homes and residential properties that have been foreclosed upon.

On 6-28-10 Commission passed Resolution 238-10 which eliminated Eligible Activity A, Finance Mechanisms for \$250,000 and also reduced Eligible Activity C, Land Banks by \$127,000 and also Eligible Activity D, Demolition by \$40,592. The total reductions of \$417,592 will be utilized under Eligible Activity E, Redevelop demolished or vacant properties.

A) Finance Mechanisms reduced by \$250,000
C) Land Banks reduced by \$127,000
D) Demolition reduced by \$ 40,000

A breakdown of revised activities and their funding allocation follows:

A) Finance Mechanisms	\$ 0
B) Purchase & Rehab	\$2,155,000
C) Land Banks	\$ 73,000
D) Demolition	\$ 69,000
E) Redevelopment	\$1,617,592
Administration	\$ 434,954
Total	\$4,349,546

In addition, Resolution No. 312-09 expands the geographic boundaries to include the target areas neighboring Coleman Park. The target areas now included in the plan are Coleman Park, Pleasant City, Greater Northwest and the Pinewood areas.

On 10/13/16

1. Increased estimated Program Income by \$600,001.34 to \$763,693.00.
2. Increased Activity 1.1 Admin budget by \$45,659.00 to \$480,613.00.

On 09/28/17

- 1. Increased estimated Program Income by \$586,307.00 to \$1,350,000.00
- 2. Increased Activity 1.1 budget by \$18,933.00 to \$499,546.00
- 3.D

Distribution and and Uses of Funds:

- Decreased Activity 2.1 budget by \$493,513.49 to \$600,000.00
- 4. Decreased Activity 2.2 budget by \$136,341.41 to \$600,000.00
- 5. Decreased Activity 3.1 budget by \$47,444.90 to \$0
- 6. Decreased Activity 4.1 budget by \$84,507.74 to \$1,900,000.00
- 7. Increased Activity 4.2 budget by \$1,600,000.00 to \$1,600,000.00
- 8. Increased Activity 4.3 budget by \$500,000.00 to \$500,000.00
- 9. Decreased Activity 6.1 budget by \$65,384.46 to \$0

Definitions and Descriptions:

The primary purpose of the NSP is to rescue neighborhoods from economic deterioration and the neighborhood blight caused by vacancy and foreclosure. The City's initial Action Plan provided that the funds be used for the purchase, rehabilitation and retention of foreclosed properties within the Coleman park neighborhood. After rehabilitation, the properties were to be used primarily for rental with an option to own after a period of stability and potential owners developing the credit worthiness to obtain a 1st mortgage covering a portion of the purchase price. The balance of the purchase price would be evidenced by a soft second mortgage and restrictive covenant to insure affordability for the appropriate periods outlined in Federal guidelines.

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$5,699,546.00
Total Budget	\$0.00	\$5,699,546.00
Total Obligated	\$0.00	\$5,699,546.00
Total Funds Drawdown	\$0.00	\$4,525,166.16
Program Funds Drawdown	\$0.00	\$4,123,464.10
Program Income Drawdown	\$0.00	\$401,702.06
Program Income Received	\$10,419.85	\$858,437.96
Total Funds Expended	\$29,694.71	\$4,561,135.63
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Target	Actual
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$652,431.90	\$0.00
Limit on Admin/Planning	\$434,954.60	\$454,371.28
Limit on Admin	\$0.00	\$454,371.28
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$1,424,886.50	\$1,735,585.98

Overall Progress Narrative:

The City of West Palm Beach is continuing the reconciliation process of its NSP1 Program.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Administration	\$0.00	\$499,546.00	\$373,133.54
2, Acquisition & Rehabilitation	\$0.00	\$1,200,000.00	\$933,967.68
3, Demolish blighted structures	\$0.00	\$0.00	\$0.00
4, Acquisition & Redevelopment	\$0.00	\$4,000,000.00	\$2,816,362.88
6, Land Bank	\$0.00	\$0.00	\$0.00

Activities

Project # / 1 / Administration

Grantee Activity Number:	1.1
Activity Title:	Administration

Activitiy Category:	Administration	Activity Status:	Under Way
Project Number:	1	Project Title:	Administration
Projected Start Date:	03/01/2009	Projected End Date:	09/30/2010
Benefit Type:	()	Completed Activity Actual End Date:	
National Objective:	N/A	Responsible Organization:	City of West Palm Beach1

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$499,546.00
Total Budget	\$0.00	\$499,546.00
Total Obligated	\$0.00	\$499,546.00
Total Funds Drawdown	\$0.00	\$454,371.28
Program Funds Drawdown	\$0.00	\$373,133.54
Program Income Drawdown	\$0.00	\$81,237.74
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$29,352.62	\$488,283.41
City of West Palm Beach1	\$29,352.62	\$488,283.41
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Administration of the NSP1 Program. On 10/13/16, the budgeted amount of this activity increased by \$45,659.00 to \$480,613.00.

Location Description:

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

Activity Progress Narrative:

The City expended \$29,352.62 during this QPR period.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries 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	

Project # / 2 / Acquisition & Rehabilitation

Grantee Activity Number:	2.1
Activity Title:	Acquisition & Rehabilitation - Single Family (LH)

Activitiy Category:	Activity Status:
Acquisition - general	Under Way
Project Number:	Project Title:
2	Acquisition & Rehabilitation
Projected Start Date:	Projected End Date:
03/01/2009	09/30/2010
Benefit Type:	Completed Activity Actual End Date:
Direct (HouseHold)	
National Objective:	Responsible Organization:
NSP Only - LH - 25% Set-Aside	City of West Palm Beach1

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$600,000.00
Total Budget	\$0.00	\$600,000.00
Total Obligated	\$0.00	\$600,000.00
Total Funds Drawdown	\$0.00	\$501,220.55
Program Funds Drawdown	\$0.00	\$474,559.92
Program Income Drawdown	\$0.00	\$26,660.63
Program Income Received	\$0.00	\$20,310.83
Total Funds Expended	\$34.59	\$501,417.85

City of West Palm Beach1	\$34.59	\$501,417.85
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

NSP funds will be used to purchase 10 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 ten (10) of these units will be provided for households with incomes at 50 percent or less of the Area Median Income.

Location Description:

The target areas now included in the plan are Coleman Park, Pleasant City, Greater Northwest and the Pinewood areas.

Activity Progress Narrative:

The City expended \$34.59 during this QPR period.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	9/10

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	1/10	0/0	1/10	100.00
# Owner Households	0	0	0	1/10	0/0	1/10	100.00

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
Activity Title:	Acquisition & Rehabilitation - Single Family(LMMI)

Activitiy Category:	Activity Status:
Acquisition - general	Under Way
Project Number:	Project Title:
2	Acquisition & Rehabilitation
Projected Start Date:	Projected End Date:
03/01/2009	09/30/2010
Benefit Type:	Completed Activity Actual End Date:
Direct (HouseHold)	
National Objective:	Responsible Organization:
NSP Only - LMMI	City of West Palm Beach1

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$600,000.00
Total Budget	\$0.00	\$600,000.00
Total Obligated	\$0.00	\$600,000.00
Total Funds Drawdown	\$0.00	\$492,786.18
Program Funds Drawdown	\$0.00	\$459,407.76
Program Income Drawdown	\$0.00	\$33,378.42
Program Income Received	\$691.70	\$223,908.38
Total Funds Expended	\$0.00	\$492,858.52
City of West Palm Beach1	\$0.00	\$492,858.52
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

NSP funds will be used to purchase 9 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:

The City received program income from principal/interest payments and late fees during this QPR period.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	23/9

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	23/9
# of Singlefamily Units	0	23/9

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	3/0	2/0	5/9	100.00
# Owner Households	0	0	0	3/0	2/0	5/9	100.00

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	

Project # / 4 / Acquisition & Redevelopment

Grantee Activity Number:	4.1
Activity Title:	Acquisition & Redevelopment (LMMI)

Activitiy Category:
 Rehabilitation/reconstruction of residential structures

Project Number:
 4

Projected Start Date:
 03/01/2009

Benefit Type:
 Direct (HouseHold)

National Objective:
 NSP Only - LMMI

Activity Status:
 Under Way

Project Title:
 Acquisition & Redevelopment

Projected End Date:
 09/30/2010

Completed Activity Actual End Date:

Responsible Organization:
 City of West Palm Beach1

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$1,900,000.00
Total Budget	\$0.00	\$1,900,000.00
Total Obligated	\$0.00	\$1,900,000.00
Total Funds Drawdown	\$0.00	\$1,715,392.86
Program Funds Drawdown	\$0.00	\$1,659,232.50
Program Income Drawdown	\$0.00	\$56,160.36

Program Income Received	\$8,569.61	\$597,977.05
Total Funds Expended	\$0.00	\$1,715,392.86
City of West Palm Beach1	\$0.00	\$1,715,392.86
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$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:

The City received program income from principal/interest payments and late fees during this QPR period.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	25/16

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/16
# of Singlefamily Units	0	1/16

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	1/0	4/0	5/16	100.00
# Owner Households	0	0	0	1/0	4/0	5/16	100.00

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:	4.2
Activity Title:	Acquisition & Redevelopment (LH)

Activitiy Category:	Activity Status:
Rehabilitation/reconstruction of residential structures	Under Way
Project Number:	Project Title:
4	Acquisition & Redevelopment
Projected Start Date:	Projected End Date:
02/19/2013	06/30/2013
Benefit Type:	Completed Activity Actual End Date:
Direct (Household)	
National Objective:	Responsible Organization:
NSP Only - LH - 25% Set-Aside	City of West Palm Beach2

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$1,600,000.00
Total Budget	\$0.00	\$1,600,000.00
Total Obligated	\$0.00	\$1,600,000.00
Total Funds Drawdown	\$0.00	\$1,234,365.43
Program Funds Drawdown	\$0.00	\$1,133,319.40
Program Income Drawdown	\$0.00	\$101,046.03
Program Income Received	\$1,158.54	\$16,241.70
Total Funds Expended	\$0.00	\$1,234,365.43
City of West Palm Beach2	\$0.00	\$1,234,365.43
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The activity includes the new construction or reconstruction of residential properties properties on vacant lots owned by the City of WPB. The homes are to be sold to income eligible households. If the homes are unable to be sold within a reasonable time period, the City will convert to a rental strategy.

Location Description:

This activity is located in the NSP-approved target area in the Coleman Park neighborhood.

Activity Progress Narrative:

The City received program income from principal/interest payments and late fees during this QPR period.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries 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:	4.3
Activity Title:	Redevelopment Public Facility

Activitiy Category: Rehabilitation/reconstruction of public facilities Project Number: 4 Projected Start Date: 09/01/2008 Benefit Type: Area () National Objective: NSP Only - LMMI	Activity Status: Under Way Project Title: Acquisition & Redevelopment Projected End Date: 09/03/2018 Completed Activity Actual End Date: Responsible Organization: City of West Palm Beach2
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Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$500,000.00
Total Budget	\$0.00	\$500,000.00
Total Obligated	\$0.00	\$500,000.00
Total Funds Drawdown	\$0.00	\$127,029.86
Program Funds Drawdown	\$0.00	\$23,810.98
Program Income Drawdown	\$0.00	\$103,218.88
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$307.50	\$128,817.56
City of West Palm Beach2	\$307.50	\$128,817.56
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:
The City expended \$307.50 during this QPR period.

Accomplishments Performance Measures
No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries 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	
