

Grantee: Palm Beach County, FL

Grant: B-09-LN-FL-0021

July 1, 2020 thru September 30, 2020 Performance Report

Grant Number: B-09-LN-FL-0021	Obligation Date:	Award Date: 02/11/2010
Grantee Name: Palm Beach County, FL	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$50,000,000.00	Grant Status: Active	QPR Contact: Michael Sklar
LOCCS Authorized Amount: \$50,000,000.00	Estimated PI/RL Funds: \$8,588,818.17	
Total Budget: \$58,588,818.17		

Disasters:

Declaration Number

NSP

Narratives

Executive Summary:

Many areas of the County are underutilized and provide great opportunities for redevelopment, including the Urban Redevelopment Area (URA) and the Glades Region Target Area (GRTA). The URA consists of 25 square miles and was created in 2005 to focus the County's redevelopment and infill efforts by promoting economic growth; improving the present condition of infrastructure, investment and reinvestment in the area; and discouraging urban sprawl by directing development where resources exist. The GRTA encompasses portions of the municipalities of South Bay, Belle Glade, and Pahokee, and the unincorporated area of Canal Point.

Of the activities being implemented under the NSP2 Program, three will target and provide housing benefits (rental and homeownership) to 414 households with incomes which are at or below 120% of the County's MFI as follows:

- First and/or Second Mortgage Loan Program for which \$14.35 million is being allocated will provide benefits to 95 households;
- Residential Redevelopment Grant Program for which \$12.72 million is being allocated will provide benefits to 94 households; and,
- Neighborhood Rental Redevelopment Loan Program for which \$18.67 million is being allocated will provide benefits to 227 renter households.

For the remaining activity, NSP2 Demolition, \$100,000 is being allocated and 5 blighted structures will be demolished.

Target Geography:

The NSP2 funding will be limited to use in the URA and the GRTA. These areas are physically and socially ripe for revitalization, and in need of assistance from the negative effects of the foreclosure crisis. The URA is located in eastern-central Palm Beach County, and is generally bounded by Community Drive on the north; Interstate 95 to the east; Haverhill and Jog Roads to the west; and Melaleuca Lane to the south. The following zip codes fall entirely, or partially within the URA: 33409; 33417; 33413; 33415; 33406; 33461; and 33463. The creation of the GRTA added nine census tracts to the NSP2 Program. These are census tracts 80.01; 80.02; 81.01; 81.02; 82.01; 82.02; 82.03; 83.01; and 83.02.

Program Approach:

The purpose of the URA is to focus the County's redevelopment and infill efforts by promoting economic growth; improving the present condition of infrastructure, investment and reinvestment in the area; and discouraging urban sprawl by directing development where resources exist. The County's NSP2 Program has been designed to dovetail with these goals, while realizing the overall goal of HUD's NSP2 Program to stabilize and revitalize communities hard-hit by the recent economic and foreclosure crisis through removal of housing units from foreclosure and redevelopment of vacant or underutilized properties. The GRTA was also targeted because of the need for decent affordable housing for the residents of the Glades since there is not sufficient private economic incentive to maintain affordable housing in the area. Three of the activities under this application will target and provide housing benefits (rental and homeownership) to 414 households with incomes which are at or below 120% of the County's MFI. Of the 414 households slated to benefit from the programs to be undertaken, 195 households will have incomes which is at or below 50% of the AMI, and 219 households will have incomes between 51% and 120% of the County's AMI. The remaining activity will target blighted structures within eligible NSP2 target areas to be demolished. The housing activities are described in greater detail below:

1. First and/or Second Mortgage Program (\$14,355,175): provision of first and/or second mortgages to assist homebuyers to acquire a foreclosed single family property for owner occupancy.
2. Residential Redevelopment Grant Program(\$12,724,825): provision of NSP2 grants to subrecipient municipalities, public agencies, and private non-profits for the acquisition and rehabilitation of vacant and foreclosed properties to be used for subsequent affordable resale or rental.
3. Neighborhood Rental Redevelopment Loan Program (\$18,670,000): provision of low-interest conditional loans to private



for-profit developers or partnerships between private-for profits and public or non-profit partners for the redevelopment of vacant properties into affordable multifamily rental housing with a focus on the production of housing for the low and very-low income groups (<50AMI) including formerly homeless families.

The quick removal of 192 foreclosed single-family homes from the market will help stabilize the housing market within the target area by arresting the deterioration in housing prices in the area, and will revitalize the neighborhoods by bringing working families back into vacant housing structures that will eventually exert a blighting influence on the community.

In terms of economic impact, aside from the boost to the housing sales services industry, it is anticipated that approximately 172 construction related jobs will be created from the activity being proposed for the redevelopment of residential structures for use as rental. Additionally, the local property tax base will increase either through the payment of taxes previously gone unpaid on foreclosures, and by taxes generated through new housing development and redevelopment of vacant housing. All of these benefits will be realized within three years of implementation of this project.

Consortium Members:

This NSP2 Program is NOT a consortium, but that of a single governmental entity: Palm Beach County, Florida.

How to Get Additional Information:

For additional information, please contact Jonathan Brown, Director, Palm Beach County Department of Housing and Economic Sustainability, 100 Australian Avenue, Suite 500, West Palm Beach, FL 33406 (561) 233-3602 or jrbrown2@pbcgov.org

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$58,362,621.17
Total Budget	\$0.00	\$58,362,621.17
Total Obligated	\$0.00	\$56,272,621.17
Total Funds Drawdown	\$0.00	\$51,248,569.60
Program Funds Drawdown	\$0.00	\$50,000,000.00
Program Income Drawdown	\$0.00	\$1,248,569.60
Program Income Received	\$0.00	\$8,000,616.11
Total Funds Expended	\$11,987.62	\$55,807,393.77
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$2,493.09

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	\$2,493.09
Limit on Public Services	\$0.00	\$0.00
Limit on Admin/Planning	\$5,000,000.00	\$3,214,186.02
Limit on Admin	\$0.00	\$3,214,186.02
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$14,647,204.54	\$23,620,827.25



Overall Progress Narrative:

To date, Palm Beach County has expended \$55,807,393.77 (including program income) in NSP2 funding for the acquisition/rehabilitation or new construction of 454 affordable housing units, all of which have attained initial occupancy, and therefore meet a national objective.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
01, Administration	\$0.00	\$3,590,924.65	\$3,084,727.92
02, Financing Mechanism	\$0.00	\$8,843,723.91	\$7,849,006.59
03, Acquisition and Rehabilitation	\$0.00	\$17,695,028.82	\$16,724,110.96
04, Redevelopment	\$0.00	\$28,359,140.79	\$22,342,154.53
05, NSP2 Demolition	\$0.00	\$100,000.00	\$0.00
NSP2 PI Waiver, NSP2 Program Income Waiver	\$0.00	\$0.00	\$0.00



Activities

Project # / 01 / Administration

Grantee Activity Number: NS2-10
Activity Title: NSP2 Administration

Activity Category: Administration	Activity Status: Under Way
Project Number: 01	Project Title: Administration
Projected Start Date: 02/11/2010	Projected End Date: 02/11/2013
Benefit Type: ()	Completed Activity Actual End Date:
National Objective: N/A	Responsible Organization: Palm Beach County

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$3,364,727.65
Total Budget	\$0.00	\$3,364,727.65
Total Obligated	\$0.00	\$3,364,727.65
Total Funds Drawdown	\$0.00	\$3,214,186.02
Program Funds Drawdown	\$0.00	\$3,084,727.92
Program Income Drawdown	\$0.00	\$129,458.10
Program Income Received	\$0.00	\$1,214.39
Total Funds Expended	\$1,220.57	\$3,346,968.77
Palm Beach County	\$1,220.57	\$3,346,968.77
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

General administration and planning costs incurred in undertaking Palm Beach County's NSP2 Program.
 June 13, 2012 - 4th Amendment to NSP2 decreased Administration by \$700,000 from \$4,250,000 to \$3,550,000.
 February 11, 2013 - 8th Amendment to NSP2 decreased Administration by \$216,587.69 from \$3,350,000 to \$3,133,412.31
 The 9th Regular Amendment to NSP2 application increased the Administration budget by \$65,745.64, from \$3,133,412.31 to \$3,199,157.95. Funding for this increase will come from program income.
 The 11th Amendment to the NSP2 application allocated NSP2 program income to increase the Admin budget by \$75,851.16.
 The 16th Regular Amendment to the NSP2 application increases the Administration activity budget by \$89,718.54, from \$3,275,009.11 to \$3,364,727.65. Additional funding for this activity is from program income generated by NSP2 activities.



Location Description:

Palm Beach County Department of Housing and Community Development, 100 Australian Avenue, Suite 500, West Palm Beach, FL 33406.

Activity Progress Narrative:

Staff oversight of the grant took place during the reporting 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 # / 02 / Financing Mechanism

Grantee Activity Number:	NS2-20
Activity Title:	NSP2 First and/orSecond Mortgage Loan Program-LMMI

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

02

Projected Start Date:

02/11/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Financing Mechanism

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Palm Beach County

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2020

N/A

To Date

\$4,904,820.41

Total Budget

\$0.00

\$4,904,820.41

Total Obligated

\$0.00

\$4,904,820.41



Total Funds Drawdown	\$0.00	\$4,659,138.23
Program Funds Drawdown	\$0.00	\$4,532,815.93
Program Income Drawdown	\$0.00	\$126,322.30
Program Income Received	\$0.00	\$1,111,967.60
Total Funds Expended	\$4,728.57	\$4,797,738.72
Palm Beach County	\$4,728.57	\$4,797,738.72
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Palm Beach County will provide 1st and/or 2nd mortgages to NSP2-eligible households in the 51-120% AMI income group to assist in the acquisition of vacant foreclosed and/or abandoned single-family homes for owner occupancy. On January 3, 2012, \$2,000,000 was reallocated from NS-20 to the Acquisition/Rehab Budget for use by one of the subrecipients - Neighborhood Renaissance to enable it to acquire additional foreclosed housing units. On June 12, 2012, \$2,348,691 was reallocated from NS-20 to the Redevelopment Budget for a new activity - Pine Run Apts. January 27, 2013 - 7th Amendment to NSP2 - increased activity from \$4,427,944 to \$4,736,973.42. The 9th Amendment to the NSP2 application decreased the activity budget of the Financing Mechanism-LMMI category by \$105,353.01, from \$4,736,973.42 to \$4,631,620.41. No reduction in number of beneficiaries or units occurred as a result of this budget reduction. Funds have been reprogrammed to the Financing Mechanism-LH activity. The 11th Amendment to the NSP2 application allocated NSP2 program income to increase the Financing Mechanism-LMMI activity budget by \$30,000. The 13th Amendment to the NSP2 application added NSP2 program income in the amount of \$143,200 to the LMMI Financing Mechanism activity budget. The 20th amendment to the NSP2 application added NSP2 program income in the amount of \$100,000 to the LMMI Financing Mechanism.

Location Description:

NSP2 funds will be limited to use in the Palm Beach County Urban Redevelopment Area (URA) and the Glades Region Target Area (GRTA). The URA is the central urban core of the County which is physically and socially ripe for revitalization, and in need of assistance from the negative effects of the foreclosure crisis. The URA is located in eastern-central Palm Beach County, and is generally bounded by Community Drive on the north; Interstate 95 to the east; Haverhill and Jog Roads to the west; and Melaleuca Lane to the south. The following zip codes fall entirely, or partially within the URA: 33409; 33417; 33413; 33415; 33406; 33461; and 33463. The GRTA encompasses portions of the Cities of South Bay, Pahokee, and Belle Glade and unincorporated Canal Point.

Activity Progress Narrative:

Management of the activity occurred during the reporting period. To date, 28 homebuyers have been assisted and a national objective has been met for all units.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	28/46
# of Singlefamily Units	0	28/46

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	28/40	28/46	100.00
# Owner Households	0	0	0	0/0	28/40	28/46	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: NS2-21
Activity Title: NSP2 First and/or Second Mortgage Program-LH

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

02

Projected Start Date:

02/11/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Financing Mechanism

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Palm Beach County

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$3,938,903.50
Total Budget	\$0.00	\$3,938,903.50
Total Obligated	\$0.00	\$3,938,903.50
Total Funds Drawdown	\$0.00	\$3,482,321.87
Program Funds Drawdown	\$0.00	\$3,316,190.66
Program Income Drawdown	\$0.00	\$166,131.21
Program Income Received	\$0.00	\$677,397.43
Total Funds Expended	\$6,038.48	\$3,658,320.29
Palm Beach County	\$6,038.48	\$3,658,320.29
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$2,493.09

Activity Description:

The County will provide NSP2 first and/or second mortgages to households in the 0 - 50% AMI income group to assist in the acquisition of vacant foreclosed and/or abandoned single-family homes for owner occupancy. On June 14, 2012, \$624,336 was reallocated from NS2-21 to the Redevelopment Budget for a new activity - Pine Run Apts. January 27, 2013 - 7th Amendment to NSP2 decreased LH income budget by \$200,000 from \$3,600,000 to \$3,400,000. The 9th Amendment to the NSP2 application increased the activity budget of the Financing Mechanism-LH category by \$264,103.50, from \$3,400,000 to \$3,664,103.50. These funds will cover rehabilitation costs on units that were previously purchased. The total number of beneficiaries and units will not change. Increased funding for this activity comes from excess funds remaining in the Acquisition/Rehabilitation, Redevelopment, and Financing Mechanism-LMMI activities, as well as program income. The 11th Amendment to the NSP2 application utilized NSP2 program income to increase the Financing Mechanism-LH activity budget by \$11,000. The 13th Amendment to the NSP2 application added NSP2 program income of \$163,800 to the LH Financing Mechanism activity budget. The 20th amendment to the NSP2 application added NSP2 program income of \$100,000 to the LH Financing Mechanism activity budget.

Location Description:



NSP2 funds will be limited to use in the Palm Beach County Urban Redevelopment Area (URA) and the Glades Region Target Area (GRTA). The URA is the central urban core of the County which is physically and socially ripe for revitalization, and in need of assistance from the negative effects of the foreclosure crisis. The URA is located in eastern-central Palm Beach County, and is generally bounded by Community Drive on the north; Interstate 95 to the east; Haverhill and Jog Roads to the west; and Melaleuca Lane to the south. The following zip codes fall entirely, or partially within the URA: 33409; 33417; 33413; 33415; 33406; 33461; and 33463. The GRTA encompasses portions of the municipalities of South Bay, Belle Glade, and Pahokee and the unincorporated area of Canal Point.

Activity Progress Narrative:

Management of the activity occurred during the reporting period. To date, 26 homebuyers have been assisted and a national objective was met for all units.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	26/12
# of Singlefamily Units	0	26/12

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	26/12	0/0	26/12	100.00
# Owner Households	0	0	0	26/12	0/0	26/12	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 # / 03 / Acquisition and Rehabilitation

Grantee Activity Number:	NS2-31
Activity Title:	Community Land Trust Acq/Rehab-LH

Activity Category:

Acquisition - general

Project Number:

03

Projected Start Date:

04/05/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Community Land Trust of Palm Beach County

Overall

Jul 1 thru Sep 30, 2020

To Date



Total Projected Budget from All Sources	N/A	\$1,141,601.25
Total Budget	\$0.00	\$1,141,601.25
Total Obligated	\$0.00	\$1,141,601.25
Total Funds Drawdown	\$0.00	\$1,141,601.25
Program Funds Drawdown	\$0.00	\$1,141,259.53
Program Income Drawdown	\$0.00	\$341.72
Program Income Received	\$0.00	\$213,711.45
Total Funds Expended	\$0.00	\$1,141,601.25
Community Land Trust of Palm Beach County	\$0.00	\$1,141,601.25
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and rehabilitation of 8 single-family properties for affordable rental to LH households. 3rd Regular Amendment transferred \$373,320 to this subrecipient to cover additional rehabilitation costs due to recent changes to the building code. The 9th Amendment to the NSP2 application decreased the budget of this activity by \$2,388.25, from \$1,143,989.50 to \$1,141,601.25. The total number of beneficiaries and units will not change. These funds will be reprogrammed to the Financing Mechanism-LH activity.

Location Description:

Various locations within the County's Urban Redevelopment Area.

Activity Progress Narrative:

No activity occurred during the reporting period. To date, all seven (7) units acquired under this activity have been occupied by eligible households and reported in previous QPRs.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	7/8
# of Singlefamily Units	0	7/8

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	7/8	0/0	7/8	100.00
# Renter Households	0	0	0	7/8	0/0	7/8	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:	NS2-32
Activity Title:	Community Land Traust Acq/Rehab--LMMI

Activitiy Category:

Acquisition - general

Project Number:

03

Projected Start Date:

04/05/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Community Land Trust of Palm Beach County

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$1,037,159.25
Total Budget	\$0.00	\$1,037,159.25
Total Obligated	\$0.00	\$1,037,159.25
Total Funds Drawdown	\$0.00	\$1,037,159.25
Program Funds Drawdown	\$0.00	\$1,037,159.25
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$153,868.86
Total Funds Expended	\$0.00	\$1,037,159.25
Community Land Trust of Palm Beach County	\$0.00	\$1,037,159.25
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and rehabilitation of 8 single-family units for affordable resale to LMMI homebuyers. 3rd Amendment to NSP2 reallocated \$373,320 to the subrecipient to cover additional rehabilitation costs due to recent changes to the building code. The 9th Amendment to the NSP2 application decreased the budget of this activity by \$156,302.25, from \$1,193,461.50 to \$1,037,159.25. The total number of beneficiaries and units have not changed. These funds will be reprogrammed to the Financing Mechanism-LH activity.

Location Description:

Various locations within the County's Urban Redevelopment Area.

Activity Progress Narrative:

No activity occurred during the reporting period. To date, all six (6) units acquired under this activity were occupied by eligible households and reported in previous QPRs.

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total



# of Housing Units	0	6/8
# of Singlefamily Units	0	6/8

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	6/8	6/8	100.00
# Owner Households	0	0	0	0/0	6/8	6/8	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:	NS2-33
Activity Title:	Neighborhood Renaissance Acq/Rehab--LH

Activity Category:

Acquisition - general

Project Number:

03

Projected Start Date:

04/05/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Neighborhood Renaissance, Inc.

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$5,163,806.22
Total Budget	\$0.00	\$5,163,806.22
Total Obligated	\$0.00	\$5,163,806.22
Total Funds Drawdown	\$0.00	\$5,069,164.70
Program Funds Drawdown	\$0.00	\$4,514,291.00
Program Income Drawdown	\$0.00	\$554,873.70
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$5,069,164.70
Neighborhood Renaissance, Inc.	\$0.00	\$5,069,164.70
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and rehabilitation of 34 single-family units for affordable rental to LH households. The 2nd Regular Amendment to NSP2 reallocated \$2,000,000 from the Mortgage Program to Neighborhood Renaissance to enable it to acquire additional foreclosed housing units. 6th Regular Amendment to NSP2 reallocated \$614,704 from the Neighborhood Renaissance LH category to the LMMI category. The 10th Regular Amendment to NSP2 allocated \$28,510.22 in program income to Neighborhood Renaissance-LH activity to cover eligible expenditures for activities associated with rehabilitation of NSP2 properties. Total number of units and beneficiaries remains the same.

Location Description:

Various locations within the County's Urban Redevelopment Area.

Activity Progress Narrative:

No activity occurred during the reporting period. To date, all 34 units acquired under this activity have been occupied by eligible household and reported in previous QPRs.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	34/38
# of Singlefamily Units	0	34/38

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	34/38	0/0	34/38	100.00
# Renter Households	0	0	0	34/38	0/0	34/38	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:	NS2-34
Activity Title:	Neighborhood Renaissance Acq/Rehab-LMMI

Activity Category:

Acquisition - general

Project Number:

03

Projected Start Date:

04/05/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Neighborhood Renaissance, Inc.

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$7,058,161.85
Total Budget	\$0.00	\$7,058,161.85
Total Obligated	\$0.00	\$6,968,161.85
Total Funds Drawdown	\$0.00	\$6,953,081.00
Program Funds Drawdown	\$0.00	\$6,816,632.60
Program Income Drawdown	\$0.00	\$136,448.40
Program Income Received	\$0.00	\$4,764,965.05
Total Funds Expended	\$0.00	\$7,053,228.43
Neighborhood Renaissance, Inc.	\$0.00	\$7,053,228.43
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and rehabilitation of 34 single-family housing units for affordable rental to LMMI households. The 10th Regular Amendment to NSP2 allocated \$103,457.85 in program income to Neighborhood Renaissance-LMMI activity to cover eligible expenditures for activities associated with rehabilitation of previously acquired NSP2 properties. Total number of units and beneficiaries remains the same. The 11th Amendment to the NSP2 Action Plan allocated \$90,00 in program income to Neighborhood Renaissance-LMMI activity to cover eligible expenditures for activities associated with rehabilitation of previously acquired NSP2 properties. The total number of units and beneficiaries has not changed.

Location Description:

Various locations in the County's Urban Redevelopment Area.

Activity Progress Narrative:

No activity occurred during the reporting period. To date, all 38 units acquired under this activity have been occupied by eligible households and reported in previous QPRs.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	36/38
# of Singlefamily Units	0	36/38

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	12/38	36/38	33.33
# Renter Households	0	0	0	0/0	12/38	36/38	33.33

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:	NS2-35
Activity Title:	Westgate CRA Acq/Rehab--LH

Activity Category:

Acquisition - general

Project Number:

03

Projected Start Date:

04/05/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Westgate/Belvedere Homes CRA

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$1,252,538.58
Total Budget	\$0.00	\$1,252,538.58
Total Obligated	\$0.00	\$1,252,538.58
Total Funds Drawdown	\$0.00	\$1,252,538.58
Program Funds Drawdown	\$0.00	\$1,220,789.00
Program Income Drawdown	\$0.00	\$31,749.58
Program Income Received	\$0.00	\$327,735.71
Total Funds Expended	\$0.00	\$1,252,538.58
Westgate/Belvedere Homes CRA	\$0.00	\$1,252,538.58
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and rehabilitation of 5 single-family homes for affordable resale to LH homebuyers. 3rd Amendment to NSP2 reallocated \$1,308,828 to the subrecipient to cover costs as some of the housing units acquired with NSP2 funds must be demolished and replaced. The 10th Regular Amendment to NSP2 allocated \$31,749.58 in program income to Westgate/Belvedere Homes CRA-LH activity to cover eligible expenditures for activities associated with rehabilitation of previously acquired NSP2 properties. Total number of units and beneficiaries remains the same.

Location Description:

Various locations in the Westgate/Belvedere Homes CRA, located within the County's Urban Redevelopment Area.

Activity Progress Narrative:

No activity occurred during the reporting period. To date all seven (7) units acquired under this activity have been occupied by eligible households and reported in previous QPRs.

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total



# of Housing Units	0	7/5
# of Singlefamily Units	0	7/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	7/5	0/0	7/5	100.00
# Owner Households	0	0	0	7/5	0/0	7/5	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:	NS2-36
Activity Title:	Westgate CRA Acq/Rehab--LMMI

Activity Category:

Acquisition - general

Project Number:

03

Projected Start Date:

04/05/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Westgate/Belvedere Homes CRA

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$1,268,571.09
Total Budget	\$0.00	\$1,268,571.09
Total Obligated	\$0.00	\$1,268,571.09
Total Funds Drawdown	\$0.00	\$1,268,571.09
Program Funds Drawdown	\$0.00	\$1,220,789.00
Program Income Drawdown	\$0.00	\$47,782.09
Program Income Received	\$0.00	\$372,137.80
Total Funds Expended	\$0.00	\$1,268,571.09
Westgate/Belvedere Homes CRA	\$0.00	\$1,268,571.09
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition and rehabilitation of 5 single-family units for affordable resale to LMMI homebuyers.

Location Description:

Various locations in the Westgate/Belvedere Homes CRA located within the County's Urban Redevelopment Area. 3rd Regular Amendment to NSP2 re-allocated \$1,308,828 to the subrecipient as some of the housing units acquired with NSP2 funds must be demolished and replaced. The 10th Regular Amendment to NSP2 allocated \$47,782.09 in program income to Westgate/Belvedere Homes CRA-LMMI activity to cover eligible expenditures for activities associated with rehabilitation of previously acquired NSP2 properties. Total number of units and beneficiaries remains the same.

Activity Progress Narrative:

No activity occurred during the reporting period. To date, all six (6) units acquired under this activity have been occupied by eligible households and reported in previous QPRs.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	6/5
# of Singlefamily Units	0	6/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	2/5	6/5	33.33
# Owner Households	0	0	0	0/0	2/5	6/5	33.33

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:	NS2-37
Activity Title:	PBC Housing Authority-South Bay Villas-LH

Activity Category:
Rehabilitation/reconstruction of residential structures

Project Number:
03

Projected Start Date:
02/03/2015

Benefit Type:
Direct (HouseHold)

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

Activity Status:
Under Way

Project Title:
Acquisition and Rehabilitation

Projected End Date:
09/30/2015

Completed Activity Actual End Date:

Responsible Organization:
Palm Beach County Housing Authority

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$386,595.29
Total Budget	\$0.00	\$386,595.29
Total Obligated	\$0.00	\$386,595.29
Total Funds Drawdown	\$0.00	\$386,595.29
Program Funds Drawdown	\$0.00	\$386,595.29
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$386,595.29
Palm Beach County Housing Authority	\$0.00	\$386,595.29
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Funding will be provided to Palm Beach County Housing Authority to rehabilitate eight (8) housing units which will be leased to households at or below 50% AMI. This activity was added via the 12th Amendment to the NSP2 application.

Location Description:

110 Harrelle Drive, South Bay, FL 33493

Activity Progress Narrative:

No activity occurred during the reporting period. To date, the eight (8) units rehabilitated under this activity have been occupied by eligible households and reported in previous QPRs.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/8



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	8/8
# of Multifamily Units	0	8/8

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	8/8	0/0	8/8	100.00
# Renter Households	0	0	0	8/8	0/0	8/8	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:	NS2-38
Activity Title:	PBC Housing Authority-South Bay Villas-LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

03

Projected Start Date:

02/03/2015

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

09/30/2015

Completed Activity Actual End Date:

Responsible Organization:

Palm Beach County Housing Authority

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$386,595.29
Total Budget	\$0.00	\$386,595.29
Total Obligated	\$0.00	\$386,595.29
Total Funds Drawdown	\$0.00	\$386,595.29
Program Funds Drawdown	\$0.00	\$386,595.29
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$386,595.29
Palm Beach County Housing Authority	\$0.00	\$386,595.29
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Funding will be provided to the Palm Beach County Housing Authority to rehabilitate eight (8) multi-family housing units to be leased to households at or below 120% AMI. This activity was added via the 12th Amendment to the NSP2 application.

Location Description:

110 Harrelle Drive, South Bay, FL 33493

Activity Progress Narrative:

No activity occurred during the reporting period. To date, the eight (8) units rehabilitated under this activity have been occupied by eligible households and reported in previous QPRs.

Accomplishments Performance Measures

# of Properties	This Report Period	Cumulative Actual Total / Expected
	Total	Total
	0	2/8



	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		8/8	
# of Multifamily Units	0		8/8	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	5/0	0/8	5/8	100.00
# Renter Households	0	0	0	5/0	0/8	5/8	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 # / 04 / Redevelopment

Grantee Activity Number:	NS2-40
Activity Title:	Westgate Plaza Apartments--LH

Activity Category:

Construction of new housing

Project Number:

04

Projected Start Date:

03/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Westgate Plaza Apartments, Ltd.

Overall

	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$3,355,000.00
Total Budget	\$0.00	\$3,355,000.00
Total Obligated	\$0.00	\$3,355,000.00
Total Funds Drawdown	\$0.00	\$3,355,000.00
Program Funds Drawdown	\$0.00	\$3,354,187.82
Program Income Drawdown	\$0.00	\$812.18



Program Income Received	\$0.00	\$175,129.90
Total Funds Expended	\$0.00	\$3,355,000.00
Westgate Plaza Apartments, Ltd.	\$0.00	\$3,355,000.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Redevelopment of vacant/demolished property by Developer for new construction of 80-unit multi-family rental housing complex. 44 units to be provided to LH income renters.

Location Description:

Corner of Westgate Avenue and Quail Drive in the unincorporated Westgate/Belvedere Homes Target Area within the County's Urban Redevelopment Area.

Activity Progress Narrative:

No activity occurred during the reporting period. To date, 44 units developed under this activity have been leased to eligible households and reported in previous QPRs.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	44/44
# of Multifamily Units	0	44/44

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	44/44	0/0	44/44	100.00
# Renter Households	0	0	0	44/44	0/0	44/44	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:	NS2-41
Activity Title:	Westgate Plaza Apartments--LMMI

Activity Category:

Construction of new housing

Project Number:

04

Projected Start Date:

03/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Westgate Plaza Apartments, Ltd.

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$2,745,000.00
Total Budget	\$0.00	\$2,745,000.00
Total Obligated	\$0.00	\$2,745,000.00
Total Funds Drawdown	\$0.00	\$2,745,000.00
Program Funds Drawdown	\$0.00	\$2,745,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$143,288.20
Total Funds Expended	\$0.00	\$2,745,000.00
Westgate Plaza Apartments, Ltd.	\$0.00	\$2,745,000.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Redevelopment of vacant/demolished property by Developer for new construction of 80 unit multifamily rental housing complex. 36 units to be provided to LMMI renters.

Location Description:

Corner of Westgate Avenue and Quail Drive in the unincorporated Westgate/Belvedere Homes CRA within the County's Urban Redevelopment Area.

Activity Progress Narrative:

No activity occurred during the reporting period. To date, the 36 units developed under this activity have been leased to eligible households and reported in previous QPRs.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	36/36
# of Multifamily Units	0	36/36



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	36/36	36/36	100.00
# Renter Households	0	0	0	0/0	36/36	36/36	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:	NS2-42
Activity Title:	Colonial Lakes Apartments--LH

Activity Category:

Construction of new housing

Project Number:

04

Projected Start Date:

03/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Colonial Lakes Apartments, Ltd.

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$3,765,813.70
Total Budget	\$0.00	\$3,765,813.70
Total Obligated	\$0.00	\$3,765,813.70
Total Funds Drawdown	\$0.00	\$3,765,813.70
Program Funds Drawdown	\$0.00	\$3,765,813.70
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$3,765,814.00
Colonial Lakes Apartments, Ltd.	\$0.00	\$3,765,814.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Redevelopment of vacant/demolished property by Developer for new construction of 120 unit multi-family rental housing complex. 66 units to be provided to LH income renters.

Location Description:

Southwest corner of Lake Worth Road, and Westview Street in City of Greenacres within the County's Urban Redevelopment Area.

Activity Progress Narrative:

No activity occurred during the reporting period. To date, the 63 units developed under this activity have been leased to eligible households and reported in previous QPRs.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	63/66
# of Multifamily Units	0	63/66



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	63/66	0/0	63/66	100.00
# Renter Households	0	0	0	63/66	0/0	63/66	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:	NS2-43
Activity Title:	Colonial Lakes Apartments--LMMI

Activity Category:

Construction of new housing

Project Number:

04

Projected Start Date:

03/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Colonial Lakes Apartments, Ltd.

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$3,081,120.30
Total Budget	\$0.00	\$3,081,120.30
Total Obligated	\$0.00	\$3,081,120.30
Total Funds Drawdown	\$0.00	\$3,081,120.00
Program Funds Drawdown	\$0.00	\$3,081,120.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$3,081,120.00
Colonial Lakes Apartments, Ltd.	\$0.00	\$3,081,120.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Redevelopment of vacant/demolished property by Developer for new construction of 120-unit multi-family rental housing complex. 54 units will be provided to LMMI income renters.

Location Description:

Southwest corner of Lake Worth Road and Westview Street in City of Greenacres within the County's Urban Redevelopment Area.

Activity Progress Narrative:

No activity occurred during the reporting period. To date, the 57 units developed under this activity have been leased to eligible households and reported in previous QPRs.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	57/54
# of Multifamily Units	0	57/54



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	57/54	57/54	100.00
# Renter Households	0	0	0	0/0	57/54	57/54	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:	NS2-44
Activity Title:	CLT Davis Landings--LH

Activity Category:

Construction of new housing

Project Number:

04

Projected Start Date:

03/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Community Land Trust of Palm Beach County

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$3,147,627.10
Total Budget	\$0.00	\$3,147,627.10
Total Obligated	\$0.00	\$3,147,627.10
Total Funds Drawdown	\$0.00	\$3,147,627.10
Program Funds Drawdown	\$0.00	\$3,147,627.10
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$3,147,627.10
Community Land Trust of Palm Beach County	\$0.00	\$3,147,627.10
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Redevelopment of vacant/demolished property by Subrecipient for new construction of 25 unit multi-family housing complex. 14 units to be provided to LH income renters. The 9th Amendment to the NSP2 application decreased the budget of this activity by \$59.20, from \$3,147,686.30 to \$3,147,627.10. The total number of beneficiaries and units have not changed. These funds will be reprogrammed to the Financing Mechanism-LH activity.

Location Description:

Southern terminus of Davis Road (south of Melaleuca Lane) within the County's Urban Redevelopment Area.

Activity Progress Narrative:

No activity occurred during the reporting period. To date, the 16 units developed under this activity have been leased to eligible households and reported in previous QPRs.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	16/14



of Multifamily Units

0

16/14

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	16/14	0/0	16/14	100.00
# Renter Households	0	0	0	16/14	0/0	16/14	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:	NS2-45
Activity Title:	CLT Davis Landings--LMMI

Activity Category:

Construction of new housing

Project Number:

04

Projected Start Date:

03/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Community Land Trust of Palm Beach County

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$2,575,379.00
Total Budget	\$0.00	\$2,575,379.00
Total Obligated	\$0.00	\$2,575,379.00
Total Funds Drawdown	\$0.00	\$2,575,379.00
Program Funds Drawdown	\$0.00	\$2,575,379.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$2,575,379.00
Community Land Trust of Palm Beach County	\$0.00	\$2,575,379.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Redevelopment of vacant/demolished property by Subrecipient for new construction of 25 unit multi-family rental housing complex. 11 units to be provided to LMMI renters. The 9th Amendment to the NSP2 application decreased the budget of this activity by \$.70, from \$2,575,379.70 to \$2,575,379.00. The total number of beneficiaries and units have not changed. These funds will be reprogrammed to the Financing Mechanism-LH activity.

Location Description:

Southern terminus of Davis Road, (south of Melaleuca Lane) within the County's Urban Redevelopment Area.

Activity Progress Narrative:

No activity occurred during the reporting period. To date, the nine (9) units developed under this activity have been leased to eligible households and reported in previous QPRs.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	9/11



of Multifamily Units

0

9/11

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	9/11	9/11	100.00
# Renter Households	0	0	0	0/0	9/11	9/11	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:	NS2-46
Activity Title:	Pine Run Apartments-LH

Activity Category:

Construction of new housing

Project Number:

04

Projected Start Date:

06/13/2012

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

HTG Palm Beach II LLC

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$2,020,164.76
Total Budget	\$0.00	\$2,020,164.76
Total Obligated	\$0.00	\$2,020,164.76
Total Funds Drawdown	\$0.00	\$2,020,164.76
Program Funds Drawdown	\$0.00	\$2,020,164.76
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$2,020,164.76
HTG Palm Beach II LLC	\$0.00	\$2,020,164.76
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition of vacant property and construction of a 63 unit townhouse style rental development. The 9th Amendment to the NSP2 application decreased the budget of this activity by \$.09, from \$2,020,164.85 to \$2,020,164.76. The total number of beneficiaries and units have not changed. These funds will be reprogrammed to the Financing Mechanism-LH activity.

Location Description:

5212 Sunset Trail, Lake Worth, FL

Activity Progress Narrative:

No activity occurred during the reporting period. To date, the 32 units developed under this activity have been leased to eligible households and reported in previous QPRs.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	32/35



of Multifamily Units

0

32/35

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	32/35	0/0	32/35	100.00
# Renter Households	0	0	0	32/35	0/0	32/35	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:	NS2-47
Activity Title:	Pine Run Apartments-LMMI

Activity Category:

Construction of new housing

Project Number:

04

Projected Start Date:

06/13/2012

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

HTG Palm Beach II LLC

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$1,652,862.15
Total Budget	\$0.00	\$1,652,862.15
Total Obligated	\$0.00	\$1,652,862.15
Total Funds Drawdown	\$0.00	\$1,652,862.15
Program Funds Drawdown	\$0.00	\$1,652,862.15
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$59,199.72
Total Funds Expended	\$0.00	\$1,652,862.15
HTG Palm Beach II LLC	\$0.00	\$1,652,862.15
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition of vacant property and construction of a 63 unit townhouse style rental development

Location Description:

5212 Sunset Trail, Lake Worth, FL

Activity Progress Narrative:

No activity occurred during the reporting period. To date, 31 units developed under this activity have been leased to eligible households and reported in previous QPRs.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	31/28
# of Multifamily Units	0	31/28



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	28/28	31/28	90.32
# Renter Households	0	0	0	0/0	28/28	31/28	90.32

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:	NS2-48
Activity Title:	Mango Cove

Activity Category:

Construction of new housing

Project Number:

04

Projected Start Date:

03/07/2018

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Redevelopment

Projected End Date:

03/07/2021

Completed Activity Actual End Date:

Responsible Organization:

Neighborhood Renaissance, Inc.

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$4,016,173.78
Total Budget	\$0.00	\$4,016,173.78
Total Obligated	\$0.00	\$4,016,173.78
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$4,009,773.78
Neighborhood Renaissance, Inc.	\$0.00	\$4,009,773.78
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Construction of a 36 unit affordable housing rental development on the now vacant site of a demolished former rental complex.

Location Description:

1561-1589 Florida Mango Road, West Palm Beach, FL 33406

Activity Progress Narrative:

By the end of the reporting period, the development had leased 29 units, with 22 units leased to low and moderate income households. Demographics on remaining units leased will be reported during the next reporting period.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	29	29/36
# of Multifamily Units	29	29/36



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	10	12	29	10/0	12/36	29/36	75.86
# Renter Households	10	12	29	10/0	12/36	29/36	75.86

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:	NS2-49
Activity Title:	Village of Valor

Activity Category:

Construction of new housing

Project Number:

04

Projected Start Date:

10/15/2018

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Redevelopment

Projected End Date:

09/30/2022

Completed Activity Actual End Date:

Responsible Organization:

Village of Valor, LTD

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$2,000,000.00
Total Budget	\$0.00	\$2,000,000.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Village of Valor, LTD	\$0.00	\$0.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

New construction of 148 rental units (130 apartments and 18 townhouses) for homeless veterans and their families, as well as those veterans who are at risk of becoming homeless.

Location Description:

2431, 2441, 2559, 2650 and 2651 2nd Avenue, Lake Worth, FL 33461

Activity Progress Narrative:

Project is still in the planning stage. No expenses occurred during the reporting 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 # / 05 / NSP2 Demolition

Grantee Activity Number: NS2-50

Activity Title: NSP2 Demolition

Activity Category:

Clearance and Demolition

Project Number:

05

Projected Start Date:

02/01/2016

Benefit Type:

Area ()

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP2 Demolition

Projected End Date:

02/01/2017

Completed Activity Actual End Date:

Responsible Organization:

Palm Beach County

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$100,000.00
Total Budget	\$0.00	\$100,000.00
Total Obligated	\$0.00	\$100,000.00
Total Funds Drawdown	\$0.00	\$54,650.32
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$54,650.32
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$56,171.32
Palm Beach County	\$0.00	\$56,171.32
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00



Activity Description:

Demolition (Category D) of vacant, blighted structures in designated NSP2 target areas. Potential areas for undertaking the demolition activity will be predominantly low and moderate income. The actual low/moderate income percentages will be determined once the activity takes place. Grantess adopts HUD's definition of blighted structure, which is as follows: "a structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare".

Location Description:

The activity will take place in NSP2 target areas (URA or GRTA) as identified in the County's NSP2 application. Additionally, all properties to be demolished shall be located within a census tract and block group where 51% or more of the population is low- and moderate-income.

Activity Progress Narrative:

No activity took placed during the reporting period.

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	6/5

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	6/5
# of Singlefamily Units	0	6/5

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 # / NSP2 PI Waiver / NSP2 Program Income Waiver

Grantee Activity Number:	NSP2 PI Waiver
Activity Title:	NSP2 Program Income Waiver

Activitiy Category: Administration	Activity Status: Cancelled
Project Number: NSP2 PI Waiver	Project Title: NSP2 Program Income Waiver
Projected Start Date: 02/01/2015	Projected End Date: 09/30/2015
Benefit Type: ()	Completed Activity Actual End Date:
National Objective:	Responsible Organization:

Program Income Account:

NSP2 Waiver Account

Overall	Jul 1 thru Sep 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Palm Beach County	\$0.00	\$0.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Temporary activity to comply with program income waiver for NSP2 grantees, dated January 28, 2015.

Location Description:

Palm Beach County Department of Economic Sustainability, 100 Australian Avenue, Suite 500, West Palm Beach, FL 33406

Activity Progress Narrative:

No activity occurred during the reporting 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



