Grantee:  Palm Beach County, FL
Grant:  B-08-UN-12-0013
January 1, 2010 thru March 31, 2010 Performance Report
Grant Number: B-08-UN-12-0013

Grantee Name: Palm Beach County, FL

Grant Amount: $27,700,340.00

Grant Status: Active

QPR Contact: No QPR Contact Found

Disasters: NSP

Plan Description:  
1) In 2006, a total of 25,494 home loans were made in Palm Beach County, of which 8,354 (32.8%) were sub-prime loans; 2) As of September 30, 2008 there were 12,000 foreclosed-upon properties in Palm Beach County. 3) More recent information has indicated increasing numbers of foreclosures in the 1st quarter of 2009.

Recovery Needs:  
Using HUD-provided data, Palm Beach County has identified areas with the greatest need for NSP assistance based on the following factors:  
- areas with greatest percentage of home foreclosures;
- areas with the highest percentage of homes financed by subprime mortgages;
- areas identified by the County as likely to face significant rises in the incidences of home foreclosures; and
- areas within the County with the highest concentrations of low- and moderate-income persons.
NSP funds will be used exclusively in these identified areas to arrest the deteriorating effects of home foreclosures

<table>
<thead>
<tr>
<th>Overall</th>
<th>This Report Period</th>
<th>To Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Projected Budget from All Sources</td>
<td>N/A</td>
<td>$28,653,340.00</td>
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<tr>
<td>Total CDBG Program Funds Budgeted</td>
<td>N/A</td>
<td>$27,700,340.00</td>
</tr>
<tr>
<td>Program Funds Drawdown</td>
<td>$2,037,431.27</td>
<td>$3,303,815.89</td>
</tr>
<tr>
<td>Obligated CDBG DR Funds</td>
<td>($6,370,976.08)</td>
<td>$8,829,363.92</td>
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<tr>
<td>Expended CDBG DR Funds</td>
<td>$3,921,402.48</td>
<td>$6,223,874.59</td>
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<tr>
<td>Match Contributed</td>
<td>$3,225.00</td>
<td>$2,230,398.89</td>
</tr>
<tr>
<td>Program Income Received</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>Program Income Drawdown</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
</tbody>
</table>
Palm Beach County's NSP1 Program continues to make steady progress, summarized as follows:

**Project 01**
- Financing Mechanism--$5,471,369.30 obligated (42.6%) and $3,372,677.52 expended (26.3%) resulting in 24 homebuyer acquisitions closed and 13 additional under contract.

**Project 02**
- Redevelopment of Vacant Property---$2,786,325.61 obligated (37.15%) and $2,522,971.05 expended (33.64%) resulting in the closing on acquisition of 14 commercial condo units and partial design expense for redevelopment of a County Homeless Resource Center.

**Project 03**
- No funds obligated or expended because subrecipient contracts have just been executed.

**Project 04**
- $2,354,529 obligated (100%) and $426,461.82 expended (18.1%).

Overall, $10,612,223.91 (38.3%) has been obligated and $6,322,110.39 (22.8%) expended.

### Progress Toward Required Numeric Targets

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Required</th>
<th>To Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Overall Benefit Percentage</td>
<td>99.99%</td>
<td>76.92%</td>
</tr>
<tr>
<td>Minimum Non-Federal Match</td>
<td>$0.00</td>
<td>$2,230,398.89</td>
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<tr>
<td>Limit on Public Services</td>
<td>$4,155,051.00</td>
<td>$0.00</td>
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<tr>
<td>Limit on Admin/Planning</td>
<td>$2,770,034.00</td>
<td>$426,461.82</td>
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<tr>
<td>Limit on State Admin</td>
<td>$0.00</td>
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</tr>
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</table>

### Progress Toward Activity Type Targets

### Progress Toward National Objective Targets

### Overall Progress Narrative:

Palm Beach County’s NSP1 Program continues to make steady progress, summarized as follows: Project 01 Financing Mechanism--$5,471,369.30 obligated (42.6%) and $3,372,677.52 expended (26.3%) resulting in 24 homebuyer acquisitions closed and 13 additional under contract. Project 02--Redevelopment of Vacant Property---$2,786,325.61 obligated (37.15%) and $2,522,971.05 expended (33.64%) resulting in the closing on acquisition of 14 commercial condo units and partial design expense for redevelopment of a County Homeless Resource Center. Project 03--No funds obligated or expended because subrecipient contracts have just been executed. Project 04--$2,354,529 obligated (100%) and $426,461.82 expended (18.1%). Overall, $10,612,223.91 (38.3%) has been obligated and $6,322,110.39 (22.8%) expended.

### Project Summary

<table>
<thead>
<tr>
<th>Project #, Project Title</th>
<th>This Report Period Program Funds Drawdown</th>
<th>To Date Program Funds Drawdown</th>
</tr>
</thead>
<tbody>
<tr>
<td>01, Financing Mechanism</td>
<td>$1,766,860.39</td>
<td>$2,877,354.07</td>
</tr>
<tr>
<td>02, Redevelopment of Vacant Property</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>03, Purchase &amp; rehabilitate homes that have been foreclosed</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>04, General Administration &amp; Planning Costs</td>
<td>$270,570.88</td>
<td>$426,461.82</td>
</tr>
<tr>
<td>9999, Restricted Balance</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

### Activities
Grantee Activity Number: NS10
Activity Title: NSP1 Program Administration

Activity Category: Administration
Project Number: 04
Projected Start Date: 03/04/2009
National Objective: N/A

Overall
Total Projected Budget from All Sources: N/A $2,354,529.00
Total CDBG Program Funds Budgeted: N/A $2,354,529.00
Program Funds Drawdown: $270,570.88 $2,354,529.00
Obligated CDBG DR Funds: $0.00 $0.00
Expended CDBG DR Funds: $118,859.43 $426,461.82

Match Contributed: $0.00 $0.00
Program Income Received: $0.00 $0.00
Program Income Drawdown: $0.00 $0.00

Activity Status: Under Way
Project Title: General Administration & Planning Costs
Projected End Date: 03/04/2013
Responsible Organization: PBC Housing & Community Development

Activity Description:
General administration and planning, housing counseling services, environmental reviews, appraisals, and other miscellaneous costs associated with administration of the NSP Program.

Location Description:
PBC Department of Housing & Community Development 100 Australian Avenue, Suite 500 West Palm Beach, FL 33406

Activity Progress Narrative:
The Department of Community Development continued to perform administrative functions of the NSP1 Program, specifically including: for Project 01--process applicants, inspect homes, underwrite, originate, and service NSP1 1st and 2nd mortgages; for Project 02--implement URA requirements (appraisals, notifications, etc), negotiate purchase agreements, and close on property acquisitions; for Project 03--negotiate subrecipient agreement terms, compose and transmit subrecipient agreements; and for Project 04--general planning, reporting, and fiscal administrative functions.

Performance Measures
No Performance Measures found.

Activity Locations
No Activity Locations found.

Other Funding Sources Budgeted - Detail
No Other Match Funding Sources Found
Grantee Activity Number: NS20
Activity Title: NSP1--1st/2nd Mortgage Loan Program--LMMI

Activity Category: Acquisition - buyout of residential properties
Project Number: 01
Projected Start Date: 03/04/2009
National Objective: NSP Only - LMMI

Activity Status: Under Way
Project Title: Financing Mechanism
Projected End Date: 03/04/2013
Responsible Organization: PBC Housing & Community Development

Overall
Total Projected Budget from All Sources N/A $7,707,486.00
Total CDBG Program Funds Budgeted N/A $7,707,486.00
Program Funds Drawdown $1,619,301.87 $2,652,664.55
Obligated CDBG DR Funds ($4,380,742.69) $3,326,743.31
Expended CDBG DR Funds PBC Housing & Community Development $1,019,999.00 $2,801,237.72
Match Contributed $0.00 $75,511.12
Program Income Received $0.00 $0.00
Program Income Drawdown $0.00 $0.00

Activity Description:
Provision of County-originated first and second mortgages to LMMI income homebuyers to acquire, and rehabilitate if necessary, foreclosed single-family homes for affordable owner occupancy.

Location Description:
Single-family residential properties located in Palm Beach County within "Areas of Greatest Need" as identified in the 20th Amendment to the FY 2007-08 Action Plan and by zip codes: 33414, 33467, 33470, 33409, 33413, 33415, 33411, 333463, 33445, 33446, 33484, 33428, 33433, 33498, 33445, 33449, 33477, 33436, 33404, 33403, 33417, 33462, 33430, 33476, 33493, and 33438.

Activity Progress Narrative:
During the January 1, 2010 - March 31, 2010 quarter, eight (8) LMMI income (51-120%) homebuyers closed on NSP1 acquisitions of foreclosed single family homes: four (4) in the 51-80% group (Rainford, M.; Cato, R.; McIntosh, A; Samuel, P.) and four (4) in the 80-120% group (StCyr; Sharp; Lewis; Rodriguez-Ferrer, L.).

Performance Measures

<table>
<thead>
<tr>
<th># of Households benefitting</th>
<th>This Report Period</th>
<th>Cumulative Actual Total / Expected</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Low</td>
<td>Mod</td>
</tr>
<tr>
<td></td>
<td>4</td>
<td>4</td>
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### Activity Locations

<table>
<thead>
<tr>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td>106 Cypress Lane</td>
<td>Royal Palm Beach</td>
<td>NA</td>
<td>33411</td>
</tr>
<tr>
<td>912 Summit Lake Drive</td>
<td>West Palm Beach</td>
<td>NA</td>
<td>33406</td>
</tr>
<tr>
<td>3103 Shoma Drive</td>
<td>West Palm Beach</td>
<td>NA</td>
<td>33414</td>
</tr>
<tr>
<td>8276 Blue Cypress Drive</td>
<td>Lake Worth</td>
<td>NA</td>
<td>33467</td>
</tr>
<tr>
<td>705 Maplewood</td>
<td>Greenacres</td>
<td>NA</td>
<td>33415</td>
</tr>
<tr>
<td>22952 Oxford Place</td>
<td>Boca Raton</td>
<td>NA</td>
<td>33433</td>
</tr>
<tr>
<td>1206 Sweet Violet Circle</td>
<td>West Palm Beach</td>
<td>NA</td>
<td>33415</td>
</tr>
<tr>
<td>861 Pipers Cay Drive</td>
<td>West Palm Beach</td>
<td>NA</td>
<td>33415</td>
</tr>
</tbody>
</table>

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

<table>
<thead>
<tr>
<th>Other Funding Sources</th>
<th>Amount</th>
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<tbody>
<tr>
<td>No Other Funding Sources Found</td>
<td></td>
</tr>
<tr>
<td>Total Other Funding Sources</td>
<td></td>
</tr>
</tbody>
</table>
Grantee Activity Number: NS21
Activity Title: NSP1--1st/2nd Mortgage Loan Program--LH

Activity Category: Acquisition - buyout of residential properties
Project Number: 01
Projected Start Date: 03/04/2009
National Objective: NSP Only - LH - 25% Set-Aside

Total Projected Budget from All Sources: $5,138,325.00
Projected End Date: 03/04/2013

NSP Only - LH - 25% Set-Aside

Overall
Total Projected Budget from All Sources: N/A
Total CDBG Program Funds Budgeted: N/A
Program Funds Drawdown: $147,558.52
Obligated CDBG DR Funds: ($4,776,559.00)
Expended CDBG DR Funds: $259,573.00

PBC Housing & Community Development

Match Contributed: $3,225.00
Program Income Received: $0.00
Program Income Drawdown: $0.00

Activity Status: Under Way
Project Title: Financing Mechanism
Projected End Date: 03/04/2013
Responsible Organization: PBC Housing & Community Development

Activity Description:
Provision of County-originated first and second mortgages to LH income homebuyers for acquisition, and rehabilitation if necessary, of foreclosed single-family housing units for affordable owner occupancy.

Location Description:
Single-family residential properties located in Palm Beach County within "Areas of Greatest Need" as identified by the 20th Amendment to the FY 2007-08 Action Plan and by zip codes: 33413, 33467, 33470, 33409, 33413, 33415, 33411, 33463, 33445, 33446, 33484, 33428, 33433, 33434, 33498, 33477, 33436, 33437, 33460, 33404, 33403, 33417, 33462, 33430, 33476, 33493, and 33438.

Activity Progress Narrative:
During the January 1, 2010 - March 31, 2010 quarter, two (2) LH income (<50%) households closed on NSP1-funded acquisitions of single family homes (clients: McIntosh, J.; and Todd-Hazley, K.).

Performance Measures

<table>
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<tr>
<th>Performance Measures</th>
<th>This Report Period</th>
<th>Cumulative Actual Total / Expected</th>
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</thead>
<tbody>
<tr>
<td># of Households benefitting</td>
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<td>Low: 0/27</td>
</tr>
<tr>
<td></td>
<td>Mod: 0</td>
<td>Mod: 0/0</td>
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<tr>
<td></td>
<td>Total: 2</td>
<td>Total: 4/27</td>
</tr>
</tbody>
</table>

Activity Locations

<table>
<thead>
<tr>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td>9498 S. Military Trail #6</td>
<td>Boynton Beach</td>
<td>NA</td>
<td>33436</td>
</tr>
<tr>
<td>12199 Brisbane Lane</td>
<td>Wellington</td>
<td>NA</td>
<td>33414</td>
</tr>
</tbody>
</table>
### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

<table>
<thead>
<tr>
<th>Other Funding Sources</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Other Funding Sources</td>
<td></td>
</tr>
</tbody>
</table>
**Grantee Activity Number:** NS30A  
**Activity Title:** NSP1--Homeless Resource Center

### Activity Category:
Acquisition, construction, reconstruction of public facilities

### Project Number:
02

### Projected Start Date:
03/04/2009

### National Objective:
NSP Only - LMMI

### Overall Total Projected Budget from All Sources
$7,500,000.00

### Match Contributed
$0.00

### Total CDBG Program Funds Budgeted
$2,786,325.61

### Obligated CDBG DR Funds
$2,786,325.61

### Expended CDBG DR Funds
$2,522,971.05

### Responsible Organization:
PBC Facilities Development and Operations Department

### Project Title:
Redevelopment of Vacant Property

### Projected End Date:
03/04/2013

### Activity Status:
Under Way

### Program Income Drawdown
N/A

### Program Income Received
$0.00

### Program Funds Drawdown
$0.00

### Performance Measures

<table>
<thead>
<tr>
<th>Performance Measures</th>
<th>This Report Period</th>
<th>Cumulative Actual Total / Expected</th>
</tr>
</thead>
<tbody>
<tr>
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<tr>
<td></td>
<td>Low: 0/0, Mod: 0</td>
<td>Total: 2/1</td>
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</tbody>
</table>

### Activity Description:
Redevelopment (NSP Eligible Activity Category E). Acquisition and rehabilitation of a vacant public facility for redevelopment as a Homeless Resource Center, providing shelter and comprehensive related services to homeless individuals and families in Palm Beach County.

### Location Description:
1000 45th Street, Units #1 - #17, West Palm Beach, FL 33407

### Activity Progress Narrative:
Closed on acquisition of 14 vacant commercial condominium units (one facility site) and payments to consultant for the design of rehabilitation work to be performed for conversion of the property into the County Homeless Resource Center public facility.

### Activity Locations

<table>
<thead>
<tr>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td>1000 45th Street</td>
<td>West Palm Beach</td>
<td>NA</td>
<td>33407</td>
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### Other Funding Sources Budgeted - Detail

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<tr>
<td>Subtotal Match Sources</td>
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Grantee Activity Number: NS30B
Activity Title: Homeless Resource Center-Western County

Activity Category: Acquisition, construction, reconstruction of public facilities
Project Number: 02
Projected Start Date: 03/04/2009
National Objective: NSP Only - LMMI

Activity Status: Cancelled
Project Title: Redevelopment of Vacant Property
Projected End Date: 03/04/2013
Responsible Organization: PBC Facilities Development and Operations Department

Overall
Total Projected Budget from All Sources N/A $0.00
Total CDBG Program Funds Budgeted N/A $0.00
Program Funds Drawdown $0.00 $0.00
Obligated CDBG DR Funds $0.00 $0.00
Expended CDBG DR Funds $0.00 $0.00

Match Contributed $0.00 $0.00
Program Income Received $0.00 $0.00
Program Income Drawdown $0.00 $0.00

Activity Description:
NSP Eligible Activity Category E--Redevelopment. Acquisition and rehabilitation of a vacant public facility for redevelopment as a Homeless Resource Center providing shelter and comprehensive related services to homeless individuals and families in western Palm Beach County.

Location Description:
Pahokee, FL 33476

Activity Progress Narrative:
This NS30B activity was previously cancelled due to incurable structural defects at site under consideration, and need for all Project 02 funding for Activity NS30A, NSP1--Homeless Resource Center.

Performance Measures

<table>
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<tr>
<th># of Public Facilities</th>
<th>This Report Period</th>
<th>Cumulative Actual Total / Expected</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Low</td>
<td>Mod</td>
</tr>
<tr>
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</tbody>
</table>
Activity Locations
No Activity Locations found.

Other Funding Sources Budgeted - Detail
No Other Match Funding Sources Found

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