

Jan 1, 2012 thru Mar 31, 2012 Performance Report

Grant Number:
B-09-LN-FL-0021

Obligation Date:

Grantee Name:
Palm Beach County, FL

Award Date:
02/11/2010

Grant Amount:
\$50,000,000.00

Contract End Date:
02/11/2013

Estimated PI/RL Funds:
\$0.00

Reviewed By HUD:
Original - In Progress

Total Budget:
\$50,000,000.00

Grant Status:
Active

QPR Contact:
No QPR Contact Found

Disasters:

Declaration Number

NSP

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.

The three activities being implemented under the NSP2 Program 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.

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.

The three 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 three 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

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 Edward W. Lowery, Director, Palm Beach County Department of Housing and Community Development, 100 Australian Avenue, Suite 500, West Palm Beach, FL 33406 (561) 233-3602 or elowery@pbcgov.org

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	50,000,000
Total Budget	0	50,000,000
Total Obligated	\$14,142,870.05	\$29,849,993.94
Total Funds Drawdown	\$14,659,924.34	\$26,842,240.83
Program Funds Drawdown	\$14,658,745.66	\$26,840,249.97
Program Income Drawdown	\$1,178.68	\$1,990.86
Program Income Received	\$6,416.22	\$7,228.40
Total Funds Expended	\$15,716,865.08	\$28,275,551.86
Match Contributed	\$0.00	\$2,493.09

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected):		0%
Overall Benefit Percentage (Actual):		0%
Minimum Non-Federal Match	0	2,493.09
Limit on Public Services	0	0
Limit on Admin/Planning	5,000,000	1,242,247.19
Limit on State Admin	0	1,242,247.19

Progress Toward Activity Type Targets

Activity Type	Target	Actual
	5,000,000	4,250,000

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	12,500,000	20,219,706.25

Overall Progress Narrative:

Palm Beach County has met its 50% expenditure requirement. As of 2/10/12, cumulative NSP2 expenditures totaled \$26,600,609.50 or 52.01%.

Project Summary

Project#, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
01, Administration	517,054.59	4,250,000	1,242,247.19
02, Financing Mechanism	1,656,105.04	14,355,175	1,978,705.04
03, Acquisition and Rehabilitation	3,908,650.45	12,724,825	7,388,618.96
04, Redevelopment	8,576,935.58	18,670,000	16,230,678.78
9999, Restricted Balance	0	0	0

Project/Activity Index:

Project #	Project Title	Grantee Activity #	Activity Title
01	Administration	NS2-10	NSP2 Administration
02	Financing Mechanism	NS2-20	NSP2 First and/or Second Mortgage Loan Program-LMMI
02	Financing Mechanism	NS2-21	NSP2 First and/or Second Mortgage Program-LH
03	Acquisition and Rehabilitation	NS2-31	Community Land Trust Acq/Rehab-LH
03	Acquisition and Rehabilitation	NS2-32	Community Land Traust Acq/Rehab--LMMI
03	Acquisition and Rehabilitation	NS2-33	Neighborhood Renaissance Acq/Rehab--LH
03	Acquisition and Rehabilitation	NS2-34	Neighborhood Renaissance Acq/Rehab-LMMI

03	Acquisition and Rehabilitation	NS2-35	Westgate CRA Acq/Rehab--LH
03	Acquisition and Rehabilitation	NS2-36	Westgate CRA Acq/Rehab--LMMI
04	Redevelopment	NS2-40	Westgate Plaza Apartments--LH
04	Redevelopment	NS2-41	Westgate Plaza Apartmetns--LMMI
04	Redevelopment	NS2-42	Colonial Lakes Apartments--LH
04	Redevelopment	NS2-43	Colonial Lakes Apartmetns--LMMI
04	Redevelopment	NS2-44	CLT Davis Landings--LH
04	Redevelopment	NS2-45	CLT Davis Landings--LMMI

Activities

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

National Objective:
N/A

Completed Activity Actual End Date:

Responsible Organization:
Palm Beach County

Benefit Type:
N/A

Overall	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources:	N/A	\$4,250,000.00
Total Budget:	\$0.00	\$4,250,000.00
Total Obligated:	\$0.00	\$4,250,000.00
Total Funds Drawdown	\$517,054.59	\$1,242,247.19
Program Funds Drawdown:	\$517,054.59	\$1,242,247.19
Program Income Drawdown:	\$0.00	\$0.00
Program Income Received:	\$0.00	\$0.00
Total Funds Expended:	\$363,002.00	\$1,299,194.00
Palm Beach County	\$363,002.00	\$1,299,194.00
Match Contributed:	\$0.00	\$0.00

Activity Description:

General administration and planning costs incurred in undertaking Palm Beach County's NSP2 Program.

Location Description:

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

Activity Progress Narrative:

Cost incurred are to continue the implementation of the County's NSP2 Program.

Activity Location:

Address	City	State	Zip	Status / Accept
No Activity Locations Found				

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources	Amount
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No Other Funding Sources Found

Grantee Activity Number:
NS2-20**Activity Title:**
NSP2 First and/or Second Mortgage Loan Program-LMMI**Activity Category:**
Homeownership Assistance to low- and moderate-income**Activity Status:**
Under Way**Project Number:**
02**Project Title:**
Financing Mechanism**Projected Start Date:**
02/11/2010**Projected End Date:**
02/11/2013**National Objective:**
NSP Only - LMMI**Completed Activity Actual End Date:****Responsible Organization:**
Palm Beach County**Benefit Type:**
Direct Benefit (Households)

Overall	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources:	N/A	\$10,766,381.25
Total Budget:	\$0.00	\$10,766,381.25
Total Obligated:	\$919,636.00	\$1,080,236.00
Total Funds Drawdown	\$919,636.00	\$1,080,236.00
Program Funds Drawdown:	\$918,799.04	\$1,079,399.04
Program Income Drawdown:	\$836.96	\$836.96
Program Income Received:	\$3,416.14	\$3,416.14
Total Funds Expended:	\$1,599,463.00	\$1,599,463.00
Palm Beach County	\$1,599,463.00	\$1,599,463.00
Match Contributed:	\$0.00	\$0.00

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	0/71
# of Singlefamily Units	0	0/71

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	2	0	2	2/0	0/40	2/71	100
# Owner Households	2	0	2	2/0	0/40	2/71	100

Cumulative Race Total

	This Report Period						Cumulative Actual Total					
	Owner		Renter		Total Households		Owner		Renter		Total Households	
Direct Benefit (Households)	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino
Black/African American	1	0	0	0	1	0	2	0	0	0	2	0
Households Female	1		0		1		2		0		2	

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.

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:

Y. Augustin - Low Income 12/9/2011; R. Dormeus - Low 1/20/2012. Actual expenditure during the Quarter is \$1,599,463.

Activity Location:

Address	City	State	Zip	Status / Accept
5845 Gypsum Place	West Palm Beach	Florida	33413-	Not Validated / N

Other Funding Sources Budgeted - Detail

Match Sources **Amount**

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Grantee Activity Number:
NS2-21

Activity Title:
NSP2 First and/or Second Mortgage Program-LH

Activity Category:
Homeownership Assistance to low- and moderate-income

Activity Status:
Under Way

Project Number:
02

Project Title:
Financing Mechanism

Projected Start Date:
02/11/2010

Projected End Date:
02/11/2013

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

Completed Activity Actual End Date:

Responsible Organization:
Palm Beach County

Benefit Type:
Direct Benefit (Households)

Overall

	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources:	N/A	\$3,588,793.75
Total Budget:	\$0.00	\$3,588,793.75
Total Obligated:	\$737,306.00	\$899,306.00
Total Funds Drawdown	\$737,306.00	\$899,306.00
Program Funds Drawdown:	\$737,306.00	\$899,306.00
Program Income Drawdown:	\$0.00	\$0.00
Program Income Received:	\$3,000.08	\$3,812.26
Total Funds Expended:	\$1,121,433.00	\$1,290,433.00
Palm Beach County	\$1,121,433.00	\$1,290,433.00
Match Contributed:	\$0.00	\$2,493.09

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	8	9/24
# of Singlefamily Units	8	9/24

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total Low/Mod%
# of Households	8	0	8	9/24	0/0	9/24 100
# Owner Households	8	0	8	9/24	0/0	9/24 100

Cumulative Race Total

	This Report Period						Cumulative Actual Total					
	Owner		Renter		Total Households		Owner		Renter		Total Households	
Direct Benefit (Households)	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino
White	4	3	0	0	4	3	4	3	0	0	4	3
Black/African American	3	0	0	0	3	0	4	0	0	0	4	0
Asian	1	0	0	0	1	0	1	0	0	0	1	0
Households Female	6		0		6		7		0		7	

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.

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:

E. Joseph; D. Barney; C. Bowen; C. Duhaney; R. Brito-Lora; E. Mesa = 6

Esperanza Babogal Zarate, I.; DeArmas, A.

Activity Location:

Address	City	State	Zip	Status / Accept
556 Cashiers Drive	West Palm Beach	Florida	33413-	Not Validated / N
4078 Kivey Drive	Lake Worth	Florida	33461-	Not Validated / N
582 Toccoa Road	West Palm Beach	Florida	33413-	Not Validated / N
231 Gale Place	West Palm Beach	Florida	33409-3719	Not Validated / N
1851 W. Chatham Road	West Palm Beach	Florida	33415-	Not Validated / N
1364 West Westchester Drive	West Palm Beach	Florida	33417-	Not Validated / N
2931 Via Vellaria	Lake Worth	Florida	33461-	Not Validated / N
5735 Purdy Lane	West Palm Beach	Florida	33415-	Not Validated / N

Other Funding Sources Budgeted - Detail**Match Sources****Amount**

No Other Match Funding Sources Found

Other Funding Sources**Amount**

No Other Funding Sources Found

Grantee Activity Number:
NS2-31

Activity Title:
Community Land Trust Acq/Rehab-LH

Activity Category:
Acquisition - general

Activity Status:
Under Way

Project Number:
03

Project Title:
Acquisition and Rehabilitation

Projected Start Date:
04/05/2011

Projected End Date:
02/11/2013

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

Completed Activity Actual End Date:

Responsible Organization:
Community Land Trust of Palm Beach County

Benefit Type:
Direct Benefit (Households)

Overall

	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources:	N/A	\$1,046,037.50
Total Budget:	\$0.00	\$1,046,037.50
Total Obligated:	\$446,859.31	\$520,886.40
Total Funds Drawdown	\$446,859.31	\$520,886.40
Program Funds Drawdown:	\$446,517.59	\$520,544.68
Program Income Drawdown:	\$341.72	\$341.72
Program Income Received:	\$0.00	\$0.00
Total Funds Expended:	\$318,602.00	\$521,415.00
Community Land Trust of Palm Beach County	\$318,602.00	\$521,415.00
Match Contributed:	\$0.00	\$0.00

Accomplishments Performance Measures

**This Report Period
Total**

**Cumulative Actual Total / Expected
Total**

of Housing Units 5 8/8
 # of Singlefamily Units 5 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	0/8	0/0	0/8	0
# Renter Households	0	0	0	0/8	0/0	0/8	0

Activity Description:

Acquisition and rehabilitation of 8 single-family properties for affordable rental to LH households.

Location Description:

Various locations within the County's Urban Redevelopment Area.

Activity Progress Narrative:

During the quarter the Community Land Trust of PBC acquired 5 S/F units which have been set-aside for very-low income households. the number of units acquired to date for this income group is now 8.

Activity Location:

Address	City	State	Zip	Status / Accept
1386 West Libby	West Palm Beach	Florida	33406-	Match / N
2066 Kuzda	West Palm Beach	Florida	33415-	Match / N
4259 Brentwood Court	West Palm Beach	Florida	33406-	Match / N
1201 Edgehill Road	West Palm Beach	Florida	33417-	Match / N
334 Foresta Terrace	West Palm Beach	Florida	33415-	Match / N

Other Funding Sources Budgeted - Detail

Match Sources

Amount

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Grantee Activity Number:
NS2-32

Activity Title:
Community Land Traust Acq/Rehab--LMMI

Activity Category:
Acquisition - general

Activity Status:
Under Way

Project Number:
03

Project Title:
Acquisition and Rehabilitation

Projected Start Date:
04/05/2011

Projected End Date:
02/11/2013

National Objective:
NSP Only - LMMI

Completed Activity Actual End Date:

Responsible Organization:
Community Land Trust of Palm Beach County

Benefit Type:
Direct Benefit (Households)

Overall	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources:	N/A	\$1,046,037.50
Total Budget:	\$0.00	\$1,046,037.50
Total Obligated:	\$381,498.09	\$652,866.07
Total Funds Drawdown	\$381,498.09	\$652,866.07
Program Funds Drawdown:	\$381,498.09	\$652,866.07
Program Income Drawdown:	\$0.00	\$0.00
Program Income Received:	\$0.00	\$0.00
Total Funds Expended:	\$424,774.54	\$696,142.43
Community Land Trust of Palm Beach County	\$424,774.54	\$696,142.43
Match Contributed:	\$0.00	\$0.00

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	2	5/8
# of Singlefamily Units	2	5/8

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	0/8	0/8	0
# Owner Households	0	0	0	0/0	0/8	0/8	0

Activity Description:

Acquisition and rehabilitation of 8 single-family units for affordable resale to LMMI homebuyers.

Location Description:

Various locations within the County's Urban Redevelopment Area.

Activity Progress Narrative:

During the quarter the Community Land Trust acquired 2 units to be dedicated to the L/M/M Income group. this brings the total number of units acquired for this group to four.

Activity Location:

Address	City	State	Zip	Status / Accept
124 Amanda Street	Palm Springs	Florida	33461-	Not Validated / N
3827 Reidel Avenue	West Palm Beach	Florida	33406-	Not Validated / N

Other Funding Sources Budgeted - Detail**Match Sources****Amount**

No Other Match Funding Sources Found

Other Funding Sources**Amount**

No Other Funding Sources Found

Grantee Activity Number:

NS2-33

Activity Title:

Neighborhood Renaissance Acq/Rehab--LH

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

03

Project Title:

Acquisition and Rehabilitation

Projected Start Date:

04/05/2011

Projected End Date:

02/11/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Completed Activity Actual End Date:**Responsible Organization:**

Neighborhood Renaissance, Inc.

Benefit Type:

Direct Benefit (Households)

Overall

	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources:	N/A	\$4,750,000.00
Total Budget:	\$0.00	\$4,750,000.00
Total Obligated:	\$1,149,008.47	\$2,093,906.52
Total Funds Drawdown	\$1,149,008.47	\$2,093,906.52
Program Funds Drawdown:	\$1,149,008.47	\$2,093,906.52
Program Income Drawdown:	\$0.00	\$0.00
Program Income Received:	\$0.00	\$0.00
Total Funds Expended:	\$976,615.24	\$2,093,907.00
Neighborhood Renaissance, Inc.	\$976,615.24	\$2,093,907.00
Match Contributed:	\$0.00	\$0.00

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	8	24/34
# of Singlefamily Units	8	24/34

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	Total Low/Mod%
# of Households	0	0	0	0/34	0/0	0/34	0
# Renter Households	0	0	0	0/34	0/0	0/34	0

Activity Description:

Acquisition and rehabilitation of 34 single-family units for affordable rental to LH households.

Location Description:

Various locations within the County's Urban Redevelopment Area.

Activity Progress Narrative:

Neighborhood Renaissance closed on 8 very-low housing units during the quarter, bring the total to 24 units.

Activity Location:

Address	City	State	Zip	Status / Accept
3612 Victoria	West Palm Beach	Florida	33406-	Match / N
4509 Mathis Street	lake Worth	Florida	33461-	Match / N
4172 Urquhart Street	Lake Worth	Florida	33461-	Match / N
179 Caroline Drive	West Palm Beach	Florida	33413-	Match / N
2826 French Avenue	Lake Worth	Florida	33461-	Match / N
4734 Gulfstream Road	Lake Worth	Florida	33461-	Not Validated / N
3770 Wisconsin Street	Lake Worth	Florida	33461-	Match / N
5681 Banana Road	West Palm Beach	Florida	33413-	Match / N

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources	Amount
No Other Funding Sources Found	

Grantee Activity Number:
NS2-34

Activity Title:
Neighborhood Renaissance Acq/Rehab-LMMI

Activity Category:
Acquisition - general

Activity Status:
Under Way

Project Number:
03

Project Title:
Acquisition and Rehabilitation

Projected Start Date:
04/05/2011

Projected End Date:
02/11/2013

National Objective:
NSP Only - LMMI

Completed Activity Actual End Date:

Responsible Organization:
Neighborhood Renaissance, Inc.

Benefit Type:
Direct Benefit (Households)

Overall	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources:	N/A	\$4,750,000.00
Total Budget:	\$0.00	\$4,750,000.00
Total Obligated:	\$1,484,824.12	\$3,390,708.74
Total Funds Drawdown	\$1,484,824.12	\$3,390,708.74
Program Funds Drawdown:	\$1,484,824.12	\$3,390,708.74

Program Income Drawdown:	\$0.00	\$0.00
Program Income Received:	\$0.00	\$0.00
Total Funds Expended:	\$1,691,984.44	\$3,613,831.01
Neighborhood Renaissance, Inc.	\$1,691,984.44	\$3,613,831.01
Match Contributed:	\$0.00	\$0.00

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	14	30/34
# of Singlefamily Units	14	30/34

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	Total Low/Mod%
# of Households	0	0	0	0/0	0/34	0/34	0
# Renter Households	0	0	0	0/0	0/34	0/34	0

Activity Description:

Acquisition and rehabilitation of 34 single-family housing units for affordable rental to LMMI households.

Location Description:

Various locations in the County's Urban Redevelopment Area.

Activity Progress Narrative:

Neighborhood Renaissance has closed on 14 Single Family units for LMMI households. The total number of units acquired for this income group to date is 30.

Activity Location:

Address	City	State	Zip	Status / Accept
332 Cavalier Road	Palm Springs	Florida	33406-	Match / N
1164 Edgehill Road	West Palm Beach	Florida	33417-	Match / N
7100 Clarke Road	Lake Clarke Shores	Florida	33408-	Match / N
1308 Scottsdale	West Palm Beach	Florida	33412-	No Match / N
3770 Wisconsin Street	Lake Worth	Florida	33461-	Match / N
1044 Westchester Drive East	West Palm Beach	Florida	33417-	Match / N
4734 Gulfstream Road	Lake Worth	Florida	33461-	Match / N
1594 Woodland Avenue	West Palm Beach	Florida	33415-	Match / N
229 Wisconsin Street	Lake Worth	Florida	33461-	Match / N
116 Ainsworth Circle	Palm Springs	Florida	33406-	Match / N
429 Palo Alto	Palm Springs	Florida	33406-	Match / N
1315 Wynnewood Drive	West Palm Beach	Florida	33417-	Match / N
3189 Meadow Road	Palm Springs	Florida	33406-	Match / N
4509 Mathis Street	Lake Worth	Florida	33461-	Match / N

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources	Amount
No Other Funding Sources Found	

Grantee Activity Number:
NS2-35

Activity Title:
Westgate CRA Acq/Rehab--LH

Activity Category:
Acquisition - general

Activity Status:
Under Way

Project Number:
03

Project Title:
Acquisition and Rehabilitation

Projected Start Date:
04/05/2011

Projected End Date:
02/11/2013

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

Completed Activity Actual End Date:

Responsible Organization:

Westgate/Belvedere Homes CRA

Benefit Type:
Direct Benefit (Households)

Overall	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources:	N/A	\$566,375.00
Total Budget:	\$0.00	\$566,375.00
Total Obligated:	\$191,626.42	\$323,166.66
Total Funds Drawdown	\$191,626.42	\$323,166.66
Program Funds Drawdown:	\$191,626.42	\$323,166.66
Program Income Drawdown:	\$0.00	\$0.00
Program Income Received:	\$0.00	\$0.00
Total Funds Expended:	\$191,626.42	\$323,166.66
Westgate/Belvedere Homes CRA	\$191,626.42	\$323,166.66
Match Contributed:	\$0.00	\$0.00

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	2	6/5
# of Singlefamily Units	2	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	0/5	0/0	0/5	0
# Owner Households	0	0	0	0/5	0/0	0/5	0

Activity Description:

Acquisition and rehabilitation of 5 single-family homes for affordable resale to LH homebuyers.

Location Description:

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

Activity Progress Narrative:

Westgate/Belvedere CRA closed on two (2) single family homes during this reporting period. The total of units acquired for persons in this income group is 6 units. It is one additional unit more than they CRA had targeted.

Activity Location:

Address	City	State	Zip	Status / Accept
346 Hemlock Road	West Palm Beach	Florida	33409-	Not Validated / N
3879 Hiawatha	West Palm Beach	Florida	33409-	Not Validated / N

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources	Amount
No Other Funding Sources Found	

Grantee Activity Number:
NS2-36

Activity Category:
Acquisition - general

Project Number:
03

Projected Start Date:
04/05/2011

National Objective:
NSP Only - LMMI

Activity Title:
Westgate CRA Acq/Rehab--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

Benefit Type:
Direct Benefit (Households)

Overall	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources:	N/A	\$566,375.00
Total Budget:	\$0.00	\$566,375.00
Total Obligated:	\$255,175.76	\$407,426.29
Total Funds Drawdown	\$255,175.76	\$407,426.29
Program Funds Drawdown:	\$255,175.76	\$407,426.29
Program Income Drawdown:	\$0.00	\$0.00
Program Income Received:	\$0.00	\$0.00
Total Funds Expended:	\$255,175.76	\$407,426.29
Westgate/Belvedere Homes CRA	\$255,175.76	\$407,426.29
Match Contributed:	\$0.00	\$0.00

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	4	7/5
# of Singlefamily Units	4	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	0/0	0/5	0/5	0
# Owner Households	0	0	0	0/0	0/5	0/5	0

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.

Activity Progress Narrative:

Westgate/Belvedere CRA closed on four (4) single family homes for the LMMI income households. Ther total number of units for this income group is 6 units.

Activity Location:

Address	City	State	Zip	Status / Accept
440 Cherry Road	West Palm Beach	Florida	33406-	Match / N
3834 Oswego Avenue	West Palm Beach	Florida	33406-	Match / N
751 Beech Road	West Palm Beach	Florida	33406-	Match / N
820 Cherry Road	West Palm Beach	Florida	33406-	Match / N

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources	Amount
No Other Funding Sources Found	

Grantee Activity Number:
NS2-40

Activity Title:
Westgate Plaza Apartments--LH

Activity Category:
Construction of new housing

Activity Status:
Under Way

Project Number:
04

Project Title:
Redevelopment

Projected Start Date:
03/01/2011

Projected End Date:
02/11/2013

National Objective:

Completed Activity Actual End Date:

NSP Only - LH - 25% Set-Aside

Responsible Organization:
Westgate Plaza Apartments, Ltd.

Benefit Type:
Direct Benefit (Households)

Overall	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources:	N/A	\$3,355,000.00
Total Budget:	\$0.00	\$3,355,000.00
Total Obligated:	\$1,526,742.37	\$3,355,000.00
Total Funds Drawdown	\$1,526,742.37	\$3,355,000.00
Program Funds Drawdown:	\$1,526,742.37	\$3,354,187.82
Program Income Drawdown:	\$0.00	\$812.18
Program Income Received:	\$0.00	\$0.00
Total Funds Expended:	\$1,526,742.37	\$3,355,000.00
Westgate Plaza Apartments, Ltd.	\$1,526,742.37	\$3,355,000.00
Match Contributed:	\$0.00	\$0.00

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# ELI Households (0-30% AMI)	0	0/0

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/44	0/0	0/44	0
# Renter Households	0	0	0	0/44	0/0	0/44	0

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:

Construction has begun and is approximately 50% complete. The completed target date for this activity is November 2012.

Activity Location:

Address	City	State	Zip	Status / Accept
No Activity Locations Found				

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources	Amount
No Other Funding Sources Found	

Grantee Activity Number:
NS2-41

Activity Title:
Westgate Plaza Apartmetns--LMMI

Activity Category:
Construction of new housing

Activity Status:
Under Way

Project Number:
04

Project Title:
Redevelopment

Projected Start Date:
03/01/2011

Projected End Date:
02/11/2013

National Objective:
NSP Only - LMMI

Completed Activity Actual End Date:

Responsible Organization:
Westgate Plaza Apartments, Ltd.

Benefit Type:
Direct Benefit (Households)

Overall	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources:	N/A	\$2,745,000.00
Total Budget:	\$0.00	\$2,745,000.00
Total Obligated:	\$1,249,152.86	\$2,745,000.00
Total Funds Drawdown	\$1,249,152.86	\$2,745,000.00
Program Funds Drawdown:	\$1,249,152.86	\$2,745,000.00
Program Income Drawdown:	\$0.00	\$0.00
Program Income Received:	\$0.00	\$0.00
Total Funds Expended:	\$1,249,152.86	\$2,745,000.00
Westgate Plaza Apartments, Ltd.	\$1,249,152.86	\$2,745,000.00
Match Contributed:	\$0.00	\$0.00

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

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

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:

Construction has begun and is approximately 50% complete. The completed target date for this activity is November 2012.

Activity Location:

Address	City	State	Zip	Status / Accept
No Activity Locations Found				

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources	Amount
No Other Funding Sources Found	

Grantee Activity Number:
NS2-42

Activity Title:
Colonial Lakes Apartments--LH

Activity Category:

Activity Status:

Construction of new housing

Under Way

Project Number:

04

Project Title:

Redevelopment

Projected Start Date:

03/01/2011

Projected End Date:

02/11/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Completed Activity Actual End Date:

Responsible Organization:

Colonial Lakes Apartments, Ltd.

Benefit Type:

Direct Benefit (Households)

Overall

	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources:	N/A	\$3,765,813.70
Total Budget:	\$0.00	\$3,765,813.70
Total Obligated:	\$1,921,338.20	\$3,765,813.70
Total Funds Drawdown	\$1,921,338.20	\$3,765,813.70
Program Funds Drawdown:	\$1,921,338.20	\$3,765,813.70
Program Income Drawdown:	\$0.00	\$0.00
Program Income Received:	\$0.00	\$0.00
Total Funds Expended:	\$1,921,338.50	\$3,765,814.00
Colonial Lakes Apartments, Ltd.	\$1,921,338.50	\$3,765,814.00
Match Contributed:	\$0.00	\$0.00

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# ELI Households (0-30% AMI)	0	0/0

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/66	0/0	0/66	0
# Renter Households	0	0	0	0/66	0/0	0/66	0

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:

Construction of this activity began last quarter. Presently the activity is approximately 40% complete. The target completion date is December 2012.

Activity Location:

Address	City	State	Zip	Status / Accept
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Grantee Activity Number:
NS2-43

Activity Title:
Colonial Lakes Apartmetns--LMMI

Activity Category:
Construction of new housing

Activity Status:
Under Way

Project Number:
04

Project Title:
Redevelopment

Projected Start Date:
03/01/2011

Projected End Date:
02/11/2013

National Objective:
NSP Only - LMMI

Completed Activity Actual End Date:

Responsible Organization:
Colonial Lakes Apartments, Ltd.

Benefit Type:
Direct Benefit (Households)

Overall

	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources:	N/A	\$3,081,120.30
Total Budget:	\$0.00	\$3,081,120.30
Total Obligated:	\$1,572,003.99	\$3,081,120.30
Total Funds Drawdown	\$1,572,003.69	\$3,081,120.00
Program Funds Drawdown:	\$1,572,003.69	\$3,081,120.00
Program Income Drawdown:	\$0.00	\$0.00
Program Income Received:	\$0.00	\$0.00
Total Funds Expended:	\$1,572,003.69	\$3,081,120.00
Colonial Lakes Apartments, Ltd.	\$1,572,003.69	\$3,081,120.00
Match Contributed:	\$0.00	\$0.00

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	Total Low/Mod%
# of Households	0	0	0	0/0	0/54	0/54	0
# Renter Households	0	0	0	0/0	0/54	0/54	0

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:

Construction of this activity began last quarter. Presently the activity is approximately 40% complete. The target completion date is December 2012.

Activity Location:

Address	City	State	Zip	Status / Accept
No Activity Locations Found				

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources

Other Funding Sources	Amount
No Other Funding Sources Found	

Grantee Activity Number:
NS2-44

Activity Title:
CLT Davis Landings--LH

Activity Category:
Construction of new housing

Activity Status:
Under Way

Project Number:
04

Project Title:
Redevelopment

Projected Start Date:
03/01/2011

Projected End Date:
02/11/2013

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

Completed Activity Actual End Date:

Responsible Organization:
Community Land Trust of Palm Beach County

Benefit Type:
Direct Benefit (Households)

Overall	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources:	N/A	\$3,147,686.30
Total Budget:	\$0.00	\$3,147,686.30
Total Obligated:	\$1,211,541.68	\$1,724,392.56
Total Funds Drawdown	\$1,211,541.68	\$1,724,392.56
Program Funds Drawdown:	\$1,211,541.68	\$1,724,392.56
Program Income Drawdown:	\$0.00	\$0.00
Program Income Received:	\$0.00	\$0.00
Total Funds Expended:	\$1,315,099.08	\$1,828,910.73
Community Land Trust of Palm Beach County	\$1,315,099.08	\$1,828,910.73
Match Contributed:	\$0.00	\$0.00

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total Low/Mod%
# of Households	0	0	0	0/14	0/0	0/14 0
# Renter Households	0	0	0	0/14	0/0	0/14 0

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.

Location Description:

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

Activity Progress Narrative:

Construction was delayed due to bids coming in higher than anticipated. Additional NSP2 funding was reallocated for this activity and construction began in November 2011. As of the end of this quarter, the activity construction is approximately 65% complete. The completion target date is July/August 2012.

Activity Location:

Address	City	State	Zip	Status / Accept
No Activity Locations Found				

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources	Amount
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No Other Funding Sources Found

Grantee Activity Number:
NS2-45

Activity Title:
CLT Davis Landings--LMMI

Activity Category:
Construction of new housing

Activity Status:
Under Way

Project Number:
04

Project Title:
Redevelopment

Projected Start Date:
03/01/2011

Projected End Date:
02/11/2013

National Objective:
NSP Only - LMMI

Completed Activity Actual End Date:

Responsible Organization:
Community Land Trust of Palm Beach County

Benefit Type:
Direct Benefit (Households)

Overall	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources:	N/A	\$2,575,379.70
Total Budget:	\$0.00	\$2,575,379.70
Total Obligated:	\$1,096,156.78	\$1,560,164.70
Total Funds Drawdown	\$1,096,156.78	\$1,560,164.70
Program Funds Drawdown:	\$1,096,156.78	\$1,560,164.70
Program Income Drawdown:	\$0.00	\$0.00
Program Income Received:	\$0.00	\$0.00
Total Funds Expended:	\$1,189,852.18	\$1,654,728.74
Community Land Trust of Palm Beach County	\$1,189,852.18	\$1,654,728.74
Match Contributed:	\$0.00	\$0.00

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	Total Low/Mod%
# of Households	0	0	0	0/0	0/11	0/11	0
# Renter Households	0	0	0	0/0	0/11	0/11	0

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.

Location Description:

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

Activity Progress Narrative:

Construction was delayed due to bids coming in higher than anticipated. Additional NSP2 funding was reallocated for this activity and construction began in November 2011. As of the end of this quarter, the activity construction is approximately 65% complete. The target completion date is July/August 2012.

Activity Location:

Address	City	State	Zip	Status / Accept
No Activity Locations Found				

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources	Amount
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No Other Funding Sources Found