

Grantee: Palm Bay, FL

Grant: B-08-MN-12-0021

July 1, 2011 thru September 30, 2011 Performance Report

Grant Number:

B-08-MN-12-0021

Obligation Date:**Grantee Name:**

Palm Bay, FL

Award Date:**Grant Amount:**

\$5,208,104.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Submitted - Await for Review

QPR Contact:

David Watkins

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

Although the initial NSP investment will be targeted in the "Neighborhood Investment Program" (NIP) targeted neighborhood areas, additional Port Malabar (PM) Units of the City will also be addressed to the extent resources are available. With over 3,500 homes in some state of foreclosure (approximately 10% of the City's single family housing), the NSP program will also be used secondly, to preserve individual PM Units throughout the City whose single-family housing density > 30% of the available lots and whose foreclosure rate > 2% (see Appendix I) and thirdly, to include any severely distressed properties having a significantly detrimental impact on an established neighborhood. For example: There may be a few isolated areas where there is a densely populated neighborhood in a sparsely populated PM Unit that does not meet the above mentioned criteria, where a foreclosed property is in such severe disrepair that it needs to be addressed in order to preserve the neighborhood. The areas of greatest need in the City of Palm Bay therefore include the following Port Malabar (PM) units: 2, 4-13, 15-20, 22-26, 28, 30-32, 35-37, 39-42, 46, 48-50, 55-57, CC 01, CC06 – CC 08. With the \$5,208,104 in NSP funds the City wishes to also focus on the NIP targeted neighborhood improvement areas. The City of Palm Bay will meet the intent of the NSP program by investing the NSP funds toward stabilizing neighborhoods within the community. This will include additional isolated, sparsely populated areas having severely distressed properties which have a significantly detrimental impact on an established neighborhood.

Distribution and and Uses of Funds:

Activity Description: The City will reduce the sale price of the home to an amount equivalent to a down payment/closing cost assistance level and will encumber the property with a junior lien. All income-eligible homebuyers must also attend eight (8) hours of a HUD Certified homebuyer counseling workshop. The NDAP program is available for those income-eligible applicants from below 50% AMI up to 120% AMI. The areas of greatest need include NIP targeted neighborhood improvement areas as well as prioritized PM Units whose single-family housing density > 30% of the available lots and whose foreclosure rate > 2% (see Appendix I for priority areas). Since the purchase price of the home is being discounted, there are no NSP funds associated with this activity. The activity will be used to meet the low-income housing requirement for those with combined household incomes below 50% AMI. The maximum amount that the purchase price of the home will be discounted under the NDAP program is as follows: Maximum Amount of Award* <50% AMI \$50,000 >50% AMI to 80% AMI \$50,000 >80% AMI to 120% AMI \$40,000 Under the HOME guidelines, the maximum purchase price shall not exceed \$221,350 (or current under HUD guidelines) for new construction and existing homes. The purchase price may not exceed 90% of the median purchase price for new and existing homes in the area where the home is to be purchased under the HOME guidelines. All applicants are required to complete an 8 hour HUD approved homebuyer education course. The discounted purchase price of the home is intended to reduce the monthly housing expense of the homebuyer to no more than thirty (30%) percent of the gross monthly income for the household's income group, unless otherwise authorized by the first mortgage lender. Liens will be forgiven at the end of thirty (30) years so long as the title remains in the name of the eligible client and the home remains the client's principal residence. The City of Palm Bay and the homebuyer will participate in a "Shared Equity" agreement. Should an applicant default on the loan, the full amount of the loan as well as the percentage of the level of assistance pro-rated in the overall increased sale will be owed to the City. For example: Cost of Home - \$160,000 Assistance - \$32,000 Percent of Assistance – 20% Sale Price - \$200,000 Difference between original cost of Home (\$160,000) and sale price (\$200,000) = \$40,000. Amount owed is the Discounted Purchase Price Assistance = \$32,000 plus 20% of \$40,000 or \$32,000 + \$8,000 = \$50,000. For housing related activities, include: • tenure of beneficiaries--rental or homeownership; The affordability period for homeownership shall not exceed a 30 year lien. • duration or term of assistance; The term of assistance shall be a 30 year affordability period. • a description of how the design of the activity will ensure continued affordability. The City annually will send out certified letters to all homeowners on the anniversary date of their closing to determine that the residence is occupied by the original homeowner that closed on the house. Also, a condition will be included in the Mortgage Deed to ensure that income-eligible applicants will be acquiring the property and upon any future sale, the property must remain with an income-eligible household. This will be enforceable for the term of the Mortgage. Affordability periods referenced in other funding sources including the HOME Investment Partnership and the State of Florida Housing Initiatives Program as well as any Neighborhood Stabilization Program rules will also be enforced. • For acquisition activities, include:

• discount rate: The discount rate for the acquisition of the home shall be in the aggregate of 5% to 15% below the market value of the home. For financing activities, include: • range of interest rates: An interest rate with the City shall not apply. I. Total Budget: (Include public and private components) There are no funds associated with this activity. This is an unfunded activity based upon a discounted purchase price for the home. J. Performance Measures (e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent): The primary performance measure outcome associated with this NDAP activity is "Affordability". The activity will resell those properties identified in activities 2 & 3 after repairs, rehabilitation or rebuilding at an affordable (discounted) cost to income-eligible households. The performance measure outputs by income level are accounted for in activities 2 & 3

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$5,208,104.00
Total CDBG Program Funds Budgeted	N/A	\$5,208,104.00
Program Funds Drawdown	\$200,328.60	\$4,463,112.48
Program Funds Obligated	\$0.00	\$5,208,104.00
Program Funds Expended	\$1,699,524.97	\$4,450,687.32
Match Contributed	\$0.00	\$0.00
Program Income Received	\$254,514.00	\$299,130.50
Program Income Drawdown	\$23,500.00	\$68,116.50

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$781,215.60	\$0.00
Limit on Admin/Planning	\$520,810.40	\$464,271.70
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective

NSP Only - LH - 25% Set-Aside

Target	Actual
\$1,302,026.00	\$1,298,498.63

Overall Progress Narrative:

A draw was completed on July 22, 2011 for \$200,328.60. The draw included ARP #4 (\$223,828.60) expenses for the quarter and Program Income (23,500.00) received during the quarter. Six (6) NSP 1 homes were sold during the quarter at a total sales price of \$465,000 bringing the total number of homes sold through September 30, 2011 to eight (8) homes. With the total original purchase (\$354,032.50) price, rehabilitation and maintenance costs (\$414,696.63) the total investment by the City in these homes equals \$768,729.13. A total of \$231,014.13 in program income was received from the sales of the six (6) homes. The City is holding another \$233,985.87 in 0% interest, deferred second mortgages. Among the six first-time homebuyers, one (1) was an extremely low-income household, two (2) were low-income households and three (3) were moderate-income households. By race, five (5) were White and one (1) was Other, Multi Racial. By ethnicity, one was Hispanic.

Project Summary

Project #, Project Title

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, FINANCING MECHANISM NDAP	\$0.00	\$0.00	\$0.00
2, ACQUISITION & REHAB ARP	\$200,328.60	\$4,672,500.00	\$3,987,773.78
3, DEMOLITION & REBUILDING DRP	\$0.00	\$15,000.00	\$11,067.00
4, GENERAL ADMIN.	\$0.00	\$520,604.00	\$464,271.70
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number:	ARP #4
Activity Title:	REHABILITATION ARP 50% - 120%

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
2

Project Title:
ACQUISITION & REHAB ARP

Projected Start Date:
01/01/2009

Projected End Date:
07/31/2013

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Palm Bay

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,731,745.89
Total CDBG Program Funds Budgeted	N/A	\$1,731,745.89
Program Funds Drawdown	\$200,328.60	\$1,632,684.97
Program Funds Obligated	\$0.00	\$1,731,745.89
Program Funds Expended	\$1,453,957.39	\$1,632,684.97
City of Palm Bay	\$1,453,957.39	\$1,632,684.97
Match Contributed	\$0.00	\$0.00
Program Income Received	\$23,500.00	\$23,500.00
Program Income Drawdown	\$23,500.00	\$68,116.50

Activity Description:

The Rehabilitation of residential properties that are foreclosed or abandoned

Location Description:

Although the initial NSP investment will be targeted in the "Neighborhood Investment Program" (NIP) targeted neighborhood areas, the areas of greatest need in the City of Palm Bay therefore include the following Port Malabar (PM) units: 2, 4-13, 15-20, 22-26, 28, 30-32, 35-37, 39-42, 46, 48-50, 55-57, CC 01, CC06 &ndash CC 08. The City of Palm Bay will invest the NSP funds toward stabilizing neighborhoods within the community. This will include additional isolated, sparsely populated areas having severely distressed properties which have a significantly detrimental impact on an established neighborhood.

Activity Progress Narrative:

The July 22, 2011 draw included thirty-nine (39) single-family homes during the quarter from July 1, 2011 to September 30, 2011 which covered maintenance, permitting and/or rehabilitation expenses for \$223,828.60 under ARP#4.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	31/26

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	14/26

of Singlefamily Units

0

14/26

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	0/26	0/26	0
# Owner Households	0	0	0	0/0	0/26	0/26	0

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:	DRP #1
Activity Title:	DEMOLITION DRP

Activity Category:

Clearance and Demolition

Project Number:

3

Projected Start Date:

01/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Planned

Project Title:

DEMOLITION & REBUILDING DRP

Projected End Date:

07/31/2009

Completed Activity Actual End Date:

Responsible Organization:

City of Palm Bay

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$15,000.00
Total CDBG Program Funds Budgeted	N/A	\$15,000.00
Program Funds Drawdown	\$0.00	\$11,067.00
Program Funds Obligated	\$0.00	\$15,000.00
Program Funds Expended	\$11,067.00	\$11,067.00
City of Palm Bay	\$11,067.00	\$11,067.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The Demolition of residential properties that are foreclosed or abandoned.

Location Description:

Although the initial NSP investment will be targeted in the “Neighborhood Investment Program” (NIP) targeted neighborhood areas, the areas of greatest need in the City of Palm Bay therefore include the following Port Malabar (PM) units: 2, 4-13, 15-20, 22-26, 28, 30-32, 35-37, 39-42, 46, 48-50, 55-57, CC 01, CC06 – CC 08. The City of Palm Bay will invest the NSP funds toward stabilizing neighborhoods within the community. This will include additional isolated, sparsely populated areas having severely distressed properties which have a significantly detrimental impact on an established neighborhood.

Activity Progress Narrative:

Accomplishments Performance Measures

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

of Singlefamily Units

0

0/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/10	0/0	0/10	0

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:	GENERAL ADMIN. #1
Activity Title:	GENERAL ADMINISTRATION

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

4

Project Title:

GENERAL ADMIN.

Projected Start Date:

01/01/2009

Projected End Date:

07/31/2013

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

City of Palm Bay

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$520,604.00
Total CDBG Program Funds Budgeted	N/A	\$520,604.00
Program Funds Drawdown	\$0.00	\$464,271.70
Program Funds Obligated	\$0.00	\$520,604.00
Program Funds Expended	\$211,000.58	\$464,271.70
City of Palm Bay	\$211,000.58	\$464,271.70
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

PROVIDE DAILY OPERATIONAL FUNDING FOR THE ADMINISTRATION OF THE NSP PROGRAM

Location Description:

HOUSING AND NEIGHBORHOOD DEVELOPMENT SERVICES (HANDS) 5240 BABCOCK STREET, N.E., SUITE #212
PALM BAY, FL 32905

Activity Progress Narrative:

No funds were drawn down for general administrative expenses during the quarter.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	NDAP #1
Activity Title:	RESALE NDAP<50%

Activity Category:

Disposition

Project Number:

1

Projected Start Date:

01/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Planned

Project Title:

FINANCING MECHANISM NDAP

Projected End Date:

07/31/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Palm Bay

Overall	Jul 1 thru Sep 30, 2011	To Date
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
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$23,500.00	\$23,500.00
City of Palm Bay	\$23,500.00	\$23,500.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$231,014.00	\$231,014.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The Resale of residential properties that are foreclosed or abandoned.

Location Description:

Although the initial NSP investment will be targeted in the "Neighborhood Investment Program" (NIP) targeted neighborhood areas, the areas of greatest need in the City of Palm Bay therefore include the following Port Malabar (PM) units: 2, 4-13, 15-20, 22-26, 28, 30-32, 35-37, 39-42, 46, 48-50, 55-57, CC 01, CC06 &ndash CC 08. The City of Palm Bay will invest the NSP funds toward stabilizing neighborhoods within the community. This will include additional isolated, sparsely populated areas having severely distressed properties which have a significantly detrimental impact on an established neighborhood.

Activity Progress Narrative:

Six (6) NSP 1 homes were sold during the quarter at a total sales price of \$465,000 bringing the total number of homes sold through September 30, 2011 to eight (8) homes. With the total original purchase (\$354,032.50) price, rehabilitation and maintenance costs (\$414,696.63) the total investment by the City in these homes equals \$768,729.13. A total of \$231,014.13 in program was received from the sales of the six (6) homes. The City is holding another \$233,985.87 in 0% interest, deferred second mortgages. Among the six first-time homebuyers, one (1) was an extremely low-income household, two (2) were low-income households and three (3) were moderate-income households. By race, five (5) were White and one (1) was Other, Multi Racial. By ethnicity, one was Hispanic.

- DATE SOLD
- PROPERTY ADDRESS
- PURCHASE EXPENDITURES
- REHABILITATION COST
- TOTAL INVESTMENT
- SALE PRICE
- PROGRAM INCOME

SECOND MORTGAGE
HOUSEHOLD INCOME
08/01/11
524 Fredericksburg Street SW

\$75,262.66
\$74,138.00
\$149,400.66
\$90,000.00
\$47,250.63
\$42,749.37

Moderate
08/10/11
419 Ellington Avenue SE

\$55,612.11
\$73,959.00
\$129,571.11
\$71,000.00
\$33,370.00
\$37,630.00

Moderate
08/12/11
1797 Edith Street NE

\$32,857.76
\$72,150.00
\$105,007.76
\$50,000.00
\$23,500.00
\$26,500.00

Extremely Low
08/18/11
842 Gera Avenue NW

\$66,759.93
\$47,343.63
\$114,103.56
\$93,000.00
\$51,281.92
\$41,718.08

Moderate
08/24/11
1848 Edith Street NE

\$66,599.79
\$73,645.00
\$140,244.79
\$87,000.00
\$40,867.36
\$46,132.64

Low
08/31/11
235 Eldron Boulevard SE

\$56,940.25
\$73,461.00
\$130,401.25
\$74,000.00
\$34,744.22
\$39,255.78

Low

TOTALS:
\$354,032.50
\$414,696.63
\$768,729.13
\$465,000.00
\$231,014.13
\$233,985.87

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	6	7/9

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	6	7/9
# of Singlefamily Units	6	7/9

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	5	6	2/9	5/0	7/9	100.00
# Owner Households	1	5	6	2/9	5/0	7/9	100.00

Activity Locations

Address	City	State	Zip
235 Eldron Blvd., SE	Palm Bay	NA	32909
524 Fredericksburg St., SW	Palm Bay	NA	32908
419 Ellington Ave., SE	Palm Bay	NA	32909
1848 Edith St., NE	Palm Bay	NA	32905
842 Gera Ave., NW	Palm Bay	NA	32907
1797 Edith St., NE	Palm Bay	NA	32907

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:	NDAP #2
Activity Title:	RESALE NDAP 50% - 120%

Activity Category:

Disposition

Project Number:

1

Projected Start Date:

01/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

FINANCING MECHANISM NDAP

Projected End Date:

07/31/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Palm Bay

Overall	Jul 1 thru Sep 30, 2011	To Date
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
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$44,616.50
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The Resale of residential properties that are foreclosed or abandoned.

Location Description:

Although the initial NSP investment will be targeted in the “Neighborhood Investment Program” (NIP) targeted neighborhood areas, the areas of greatest need in the City of Palm Bay therefore include the following Port Malabar (PM) units: 2, 4-13, 15-20, 22-26, 28, 30-32, 35-37, 39-42, 46, 48-50, 55-57, CC 01, CC06 – CC 08. The City of Palm Bay will invest the NSP funds toward stabilizing neighborhoods within the community. This will include additional isolated, sparsely populated areas having severely distressed properties which have a significantly detrimental impact on an established neighborhood.

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/26
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/26

of Singlefamily Units

0

1/26

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/0	0/26	1/26	100.00
# Owner Households	0	0	0	1/0	0/26	1/26	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
