

Grantee: Lake Worth Community Redevelopment Agency

Grant: B-09-CN-FL-0019

April 1, 2010 thru June 30, 2010 Performance Report

Grant Number:

B-09-CN-FL-0019

Obligation Date:**Grantee Name:**

Lake Worth Community Redevelopment Agency

Award Date:**Grant Amount:**

\$23,237,500.00

Contract End Date:

02/11/2013

Grant Status:

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

No QPR Contact Found

Disasters:**Declaration Number**

NSP

Plan Description:**Recovery Needs:****Overall****Total Projected Budget from All Sources****This Report Period**

N/A

To Date

\$23,237,500.00

Total CDBG Program Funds Budgeted

N/A

\$23,237,500.00

Program Funds Drawdown

\$57,820.09

\$57,820.09

Obligated CDBG DR Funds

\$58,100.00

\$58,100.00

Expended CDBG DR Funds

\$57,820.09

\$57,820.09

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$0.00	\$0.00
Limit on Admin/Planning	\$2,323,750.00	\$57,820.09
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$2,323,750.00	\$2,112,500.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$5,809,375.00	\$5,880,000.00

Overall Progress Narrative:

As stipulated in the prior quarterly report the LWCRA as the lead entity, has executed funding (partner) agreements with all funded partners, and Memorandums of Understanding with all non-funded partners.

During this reporting period the LW Consortium has met with potential beneficiaries, and the Consortium marketing/outreach partner has processed over 94 intake forms and between them received 24 completed Home Ownership Readiness Self Assessment Forms.

Continuing to develop marketing ideas to both educate the public, potential beneficiaries, provide convenient venues for seminars, etc.

PROPERTY ACQUISITION

The consortium has developed, evaluated and approved purchase agreements as to form. This will allow the consortium entities responsible for property acquisitions to quickly and efficiently process property sales once HUD has approved our environmental process and request for Release of Funds (expected on July 15th, 2010).

Further, as part of the approved policies and procedures, the Consortium has developed the process for assigning properties to partner developers and title assignments after proper legal disposition requirements have been met.

By quarter end, the Consortium had identified 147 properties within the NSP-2 target area, which will meet national objectives pertinent to NSP-2, and serve the Consortium partners' client needs.

The Consortium has developed and further refined a database of properties which allows for tracking of property address, lender information, structure, size and type, lot size, potential use, developer preference, listing price, actions to date, and various other related details.

Additionally, the City of Lake Worth has approved the disposition/conveyance of 8 properties within the target area, to the Consortium for use on the NSP-2 program. The consortium was involved in the evaluation and selection of the properties to insure applicability to NSP-2 program.

TRAINING

During the quarter, responsible consortium representatives attended HUD-sponsored Basically CDBG training in Orlando, FL; Philadelphia, PA; and NY, NY to further educate affected staff, and to help interpret the requirements of not only the CDBG "chassis", but the grant-specific requirements and waivers to existing processes and procedures which apply to ARRA, and specifically NSP-2.

The partners collectively agreed that the training was both effective and well-delivered, and we look forward to further training opportunities, especially those which focus on NSP-2 specifically.

Over the course of the 2nd quarter, the lead grantee and several members of the consortium tasked with the program reporting, monitoring and development attended and participated in many interactive webinars affecting NSP-2. Examples are: Accounting, Recordkeeping and Monitoring; HUD's Lead Safe Housing and Environmental

Reviews, Program Income and Davis-Bacon Act.

The webinars are both rich in information and process and serve as a continual learning mechanism, as we better define and understand program requirements and program delivery methodologies. Due to robust attendance the Q&A portion of most webinars doesn't allow each attendee to have many specific questions discussed in the live session, but does allow for a great deal of discussion revolving around common questions.

MEETINGS AND WORKSHOPS

During the quarter, appropriate program employees attended dozen meetings, briefings, workshops, seminars, etc which were inclusive of information and decisions which affect the NSP-2 Consortium. These include 6 city commission meetings where various city-owned residential properties within the NSP-2 target area were discussed for possible conveyance to the Lake Worth CRA in order to be used on the NSP-2 program. Each property was evaluated by the consortium as to its potential for meeting national objectives, approved activities and demographic need. At quarter end, the city had agreed in principal to convey eight properties for use on the NSP-2 program.

Additionally, the Consortium met on several occasions to discuss environmental review progress, property acquisition efforts allowable prior to HUD approval of Release of Fund's and assignments of developers to specific properties under consideration. Also, several meetings were held to discuss ideas regarding marketing the program to increase potential beneficiary interest, knowledge and attendance; ways to make the program more easily understood; marketing outreach efforts to include flyers, newsletters, blast e-mails, internet/blog postings, seminars, etc. Contacted County School District HQ to create a method of contacting administrative personnel and teachers. LWDC introduces NSP-2 as part of its existing First Time Homebuyers Workshop.

The team produced a beneficiary ranking system, and held an intake seminar for City of Lake Worth employees interested in going through the qualification process for acceptance as an NSP-2 beneficiary. The consortium is in the planning stage of a follow-up seminar based on lesson learned, to increase the foot traffic, and hopefully to increase the number of candidates.

Cognizant individuals representing Consortium partner-developers met with the Consortium's monitoring partner and green consultant on matters affecting green building requirements, techniques, materials, appliances, etc., with the goal of creating an outline for a Consortium "Green Guide".

PROCEDURES

During the quarter, the Lake Worth CRA, as the lead recipient, developed a manual of NSP-2 policies and procedures to provide guidance to the Consortium as it applies to federal requirements, rules and regulations, and procedures for assuring efficient and effective program delivery, and consistency in operations/methods. The manual will help insure the team is capturing and properly reporting required information affecting prompt reimbursement, and will assist in both an internal control capacity, and as an audit tool.

ENVIRONMENTAL REVIEW AND APPROVAL

The Consortium performed the required Tier 1 environmental review during this quarter, and the lead recipient properly advertised and electronically posted the review including the Finding of No Significant Impact (FONSI). After the required resident comment period, the FONSI and the HUD Form 7015.15 Request for Release of Funds, was submitted to HUD. The consortium is awaiting the expected approval of the environmental review and release of funds by July 15th, 2010.

This approval will allow the consortium to begin acquiring properties and obligating and expending funds for activity delivery costs. The consortium is anxiously awaiting the 7015.16 approval so that it may move forward on program delivery.

FULL-TIME EQUIVALENTS

During the quarter, consortium partners have added to their respective NSP-2 staffing, to meet program needs and to better insure program compliance. Each active partner has received and is using the FTE calculator provided by HUD, collectively reflecting 4.55 FTE's for the quarter.

DEVELOPERS/PARTNERS

The consortium's main non-profit developers (Habitat-for Humanity and Adopt-A-Family) have performed a great deal of due diligence over the quarter, in preparation for and in expectation of commencing rehabilitation efforts subsequent to HUD approval of the environmental process. These actions include: 1) Reviewing lists of properties within the target area which have met all of the requirements for NSP-2 in order to access the work which will be necessary, and the feasibility of each property as it relates to beneficiary candidates. 2) Holding homeowner recruitment meetings with the local community. 3) Discussing and formulating process for making affirmative efforts to include Section 3 individuals and business in the rehabilitation process as well as making efforts to meet Fair Housing requirements. 4) Formulization of design program requirements for both rental and home ownership units including the number and size of bedrooms and baths, living space, total square footage needs, and appliances. 5) Review and evaluation of rehabilitation standards and local zoning requirements. 6) Other actions, such as visual inspections of target area housing stock, appropriate and available properties, creating preliminary renovations plans, prototypical floor plan designs, attendance at consortium meetings, and outreach and marketing to area residents and other social service agencies in Palm Beach County.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
001, Financing Mechanism	\$0.00	\$2,375,000.00	\$0.00
002-A, Rehab & Acquisition	\$0.00	\$15,400,000.00	\$0.00
003-B, Land Banking	\$0.00	\$1,950,000.00	\$0.00
004-C, Demolition	\$0.00	\$150,000.00	\$0.00
005-D, Redevelopment	\$0.00	\$1,250,000.00	\$0.00
006-E, Administration	\$57,820.09	\$2,112,500.00	\$57,820.09
9999, Restricted Balance	\$0.00	(\$23,237,500.00)	\$0.00

Activities

Grantee Activity Number: CRA AQ 001 LH-25

Activity Title: Acquisition of properties for LH 25 set aside

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

002-A

Project Title:

Rehab & Acquisition

Projected Start Date:

02/12/2010

Projected End Date:

02/11/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Lake Worth Community Redevelopment Agency

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$200,000.00
Total CDBG Program Funds Budgeted	N/A	\$200,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Lake Worth Community Redevelopment Agency	\$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:

Acquisition of 2 properties to benefit LH-25 households.

Location Description:

The City of Lake Worth Florida within the census tracts 12099005100, 12099005201, 12099005202 and 12099004402.

Activity Progress Narrative:

These funds will be used to acquire properties for households making under 50% of AMI (current AMI is \$66,000). Potential applicants for the program should contact the Lake Worth CDC at (561) 582-5536 or go to their website at www.lakeworthcdc.com for further information and intake form.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/2
# of Households benefitting	0	0	0	0/2	0/0	0/2

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:	CRA AQ 002 LMMI
Activity Title:	Acquisition of units for LMMI households

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

002-A

Project Title:

Rehab & Acquisition

Projected Start Date:

02/12/2010

Projected End Date:

02/11/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Lake Worth Community Redevelopment Agency

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$7,300,000.00
Total CDBG Program Funds Budgeted	N/A	\$7,300,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Lake Worth Community Redevelopment Agency	\$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:

Purchase of 73 properties within the target area to benefit households making less than 120% of AMI. 40 properties will be to benefit 80% and below AMI. 33 properties will be to benefit 120% and below AMI.

Location Description:

The City of Lake Worth Florida within the census tracts 12099005100, 12099005201, 12099005202 and 12099004402.

Activity Progress Narrative:

These funds will be used to acquire properties for households making under 120% of Annual Median Income or AMI (Current AMI is \$66,000). Potential applicants for the program should contact the Lake Worth CDC at (561) 582-5536 or go to their website at www.lakeworthcdc.com for further information and intake form.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/73
# of Households benefitting	0	0	0	0/0	0/40	0/73

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:	CRA AQ MF 001 LH25
Activity Title:	Acquisition of multi-family units for LH25

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

002-A

Project Title:

Rehab & Acquisition

Projected Start Date:

02/12/2010

Projected End Date:

02/11/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Lake Worth Community Redevelopment Agency

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$2,500,000.00
Total CDBG Program Funds Budgeted	N/A	\$2,500,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Lake Worth Community Redevelopment Agency	\$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:

Purchase of properties/units for multi-family units within the target area for households making 50% of less of AMI

Location Description:

The City of Lake Worth Florida within the census tracts 12099005100, 12099005201, 12099005202 and 12099004402.

Activity Progress Narrative:

These funds will be used to acquire property for multi-family rentals which will be rented to households making under 50% of AMI (current AMI is \$66,000). Potential applicants for the program should contact the Lake Worth CDC at (561) 582-5536 or go to their website at www.lakeworthcdc.com for further information and intake form.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/25
# of Households benefitting	0	0	0	0/0	0/0	0/25

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: CRA DM 001**Activity Title: Demolition of 10 homes****Activity Category:**

Clearance and Demolition

Activity Status:

Planned

Project Number:

004-C

Project Title:

Demolition

Projected Start Date:

02/12/2010

Projected End Date:

02/11/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Lake Worth Community Redevelopment Agency

Overall**Apr 1 thru Jun 30, 2010****To Date**

Total Projected Budget from All Sources	N/A	\$150,000.00
Total CDBG Program Funds Budgeted	N/A	\$150,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Lake Worth Community Redevelopment Agency	\$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:

Demolition of 10 homes.

Demolition is being chosen due to the condition of some of the homes which have already been deemed structurally unsound. Demolition will only occur on lots that have been foreclosed upon and vacant for at least 90 days. In each case, the structures being demolished will be replaced by new construction within 2 years. Each of the replacement homes will target those families making 120% or less of AMI. We will also be utilizing deconstruction in our demolition which is recognized as a green practice with regards to the reuse of materials.

Location Description:

The City of Lake Worth Florida within the census tracts 12099005100, 12099005201, 12099005202 and 12099004402.

Activity Progress Narrative:

Ten properties will be targeted for demolition with these funds.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/10
# of housing units	0	0	0	0/0	0/0	0/10

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: CRA LB 001

Activity Title: LB-Acquisition

Activity Category:

Land Banking - Acquisition (NSP Only)

Activity Status:

Planned

Project Number:

003-B

Project Title:

Land Banking

Projected Start Date:

02/12/2010

Projected End Date:

02/11/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Habitat for Humanity

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$1,950,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,950,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Habitat for Humanity	\$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:

Purchase of 30 properties within the targeted area that will be put into a land bank. All properties will be developed within 10 years. Properties will benefit household making 80% and below AMI.

Location Description:

The City of Lake Worth Florida within the census tracts 12099005100, 12099005201, 12099005202 and 12099004402.

Activity Progress Narrative:

Thirty properties will be purchase for land banking (to be developed within 10 years)

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/30

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: CRA NC 001

Activity Title: Construction of new housing for LMMI

Activity Category:

Construction of new housing

Activity Status:

Planned

Project Number:

005-D

Project Title:

Redevelopment

Projected Start Date:

02/12/2010

Projected End Date:

02/11/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Lake Worth Community Redevelopment Agency

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$625,000.00
Total CDBG Program Funds Budgeted	N/A	\$625,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Lake Worth Community Redevelopment Agency	\$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:

Construction of 5 homes for LMMI (80% - 120% of AMI)

Location Description:

The City of Lake Worth Florida within the census tracts 12099005100, 12099005201, 12099005202 and 12099004402.

Activity Progress Narrative:

This funding will be used for construction of new homes.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/5
# of Households benefitting	0	0	0	0/0	0/0	0/5

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: CRA NC 002

Activity Title: Construction of new homes

Activity Category:

Construction of new housing

Activity Status:

Planned

Project Number:

005-D

Project Title:

Redevelopment

Projected Start Date:

02/12/2010

Projected End Date:

02/11/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Lake Worth Community Redevelopment Agency

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$625,000.00
Total CDBG Program Funds Budgeted	N/A	\$625,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Lake Worth Community Redevelopment Agency	\$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:

Construction of 5 homes by the Lake Worth Consortium for LMMI households. All units will be Green Building Certified.

Location Description:

The City of Lake Worth Florida within the census tracts 12099005100, 12099005201, 12099005202 and 12099004402.

Activity Progress Narrative:

This funding will be used for construction of new homes.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/5
# of Households benefitting	0	0	0	0/0	0/5	0/5

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: CRA RH 001 LMMI

Activity Title: Rehab of homes for LMMI households

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

002-A

Project Title:

Rehab & Acquisition

Projected Start Date:

02/12/2010

Projected End Date:

02/11/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Lake Worth Community Redevelopment Agency

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$2,040,000.00
Total CDBG Program Funds Budgeted	N/A	\$2,040,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Lake Worth Community Redevelopment Agency	\$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:

Rehab of 34 homes for purchased by LMMI households. 20 homes will be benefitting 80% and below AMI and 14 homes will be benefitting 120% and below AMI.

Location Description:

The City of Lake Worth Florida within the census tracts 12099005100, 12099005201, 12099005202 and 12099004402.

Activity Progress Narrative:

This funding will be used for rehabilitation of the foreclosed units.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/34
# of Households benefitting	0	0	0	0/0	0/20	0/34

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: CRA RH MF 001 LH25

Activity Title: Rehab of Multifamily for LH25

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

002-A

Project Title:

Rehab & Acquisition

Projected Start Date:

02/12/2010

Projected End Date:

02/13/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Lake Worth Community Redevelopment Agency

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$1,500,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,500,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Lake Worth Community Redevelopment Agency	\$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:

Rehabilitation of 25 multifamily units.

Location Description:

The City of Lake Worth Florida within the census tracts 12099005100, 12099005201, 12099005202 and 12099004402.

Activity Progress Narrative:

This funding will be used for rehabilitation of multi-family units.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Households benefitting	0	0	0	0/25	0/0	0/25
#Units other green	0	0	0	0/0	0/0	0/25

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: CRA-999 --Admin

Activity Title: Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

006-E

Project Title:

Administration

Projected Start Date:

02/12/2010

Projected End Date:

02/11/2013

National Objective:

N/A

Responsible Organization:

Lake Worth Community Redevelopment Agency

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$2,112,500.00
Total CDBG Program Funds Budgeted	N/A	\$2,112,500.00
Program Funds Drawdown	\$57,820.09	\$57,820.09
Obligated CDBG DR Funds	\$58,100.00	\$58,100.00
Expended CDBG DR Funds	\$57,820.09	\$57,820.09
Lake Worth Community Redevelopment Agency	\$57,820.09	\$57,820.09
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

Grantee was reimbursed for the following administrative cost: wages and benefits; legal fees; travel and training; advertising, rent and utilities.

Performance Measures

No 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:	CRA-999--Audit
Activity Title:	Auditing/Compliance

Activity Category:

Administration

Project Number:

006-E

Projected Start Date:

02/12/2010

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

02/11/2013

Responsible Organization:

Lake Worth Community Redevelopment Agency

Overall

Apr 1 thru Jun 30, 2010

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
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Lake Worth Community Redevelopment Agency	\$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:

Cover auditing and compliance review

Location Description:

Activity Progress Narrative:

N/A (refer to CRA - 999 - Admin)

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

No Other Funding Sources Found

Total Other Funding Sources

Amount

Grantee Activity Number: CRA-999--Insurance

Activity Title: Insurance

Activity Category:

Administration

Project Number:

006-E

Projected Start Date:

02/12/2010

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

02/11/2013

Responsible Organization:

Lake Worth Community Redevelopment Agency

Overall

Apr 1 thru Jun 30, 2010

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
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Lake Worth Community Redevelopment Agency	\$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:

Cover insurance cost

Location Description:

Activity Progress Narrative:

N/A (refer to CRA - 999 - Admin)

Performance Measures

No 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:	CRA-999--Office Exp
Activity Title:	Office Supplies & Expenses

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

006-E

Project Title:

Administration

Projected Start Date:

02/12/2010

Projected End Date:

02/11/2013

National Objective:

N/A

Responsible Organization:

Lake Worth Community Redevelopment Agency

Overall

Apr 1 thru Jun 30, 2010

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
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Lake Worth Community Redevelopment Agency	\$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:

Covers expenses for Printing, Office Supplies, Software other other Misc Expenses required to run NSP Program.

Location Description:

Activity Progress Narrative:

N/A (refer to CRA - 999 - Admin)

Performance Measures

No 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: CRA-999--Office Sp

Activity Title: Office & Utilities

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

006-E

Project Title:

Administration

Projected Start Date:

02/12/2010

Projected End Date:

02/11/2013

National Objective:

N/A

Responsible Organization:

Lake Worth Community Redevelopment Agency

Overall

Apr 1 thru Jun 30, 2010

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

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:

Covers offices space, Utilities, Communications

Location Description:

Activity Progress Narrative:

N/A (refer to CRA - 999 - Admin)

Performance Measures

No 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: CRA-999--Prof Services

Activity Title: Professional Services

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

006-E

Project Title:

Administration

Projected Start Date:

02/12/2010

Projected End Date:

02/11/2013

National Objective:

N/A

Responsible Organization:

Lake Worth Community Redevelopment Agency

Overall

Apr 1 thru Jun 30, 2010

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

Obligated CDBG DR Funds

\$0.00

\$0.00

Expended CDBG DR Funds

\$0.00

\$0.00

Lake Worth Community Redevelopment Agency

\$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:

Cover the following expenses: Code, Report Mgmt, Legal/Title, Misc Contracts, Database, Mapping and misc professional services

Location Description:

Activity Progress Narrative:

N/A (refer to CRA - 999 - Admin)

Performance Measures

No 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: CRA-999--Training

Activity Title: Travel & Training

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

006-E

Project Title:

Administration

Projected Start Date:

02/12/2010

Projected End Date:

02/11/2013

National Objective:

N/A

Responsible Organization:

Lake Worth Community Redevelopment Agency

Overall

Apr 1 thru Jun 30, 2010

To Date

Overall	Apr 1 thru Jun 30, 2010	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
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Lake Worth Community Redevelopment Agency	\$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:

Cover training and travel

Location Description:

Activity Progress Narrative:

N/A (refer to CRA - 999 - Admin)

Performance Measures

No 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: HH RH 001 LH25

Activity Title: Rehabilitation of units for LH 25 households

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

002-A

Project Title:

Rehab & Acquisition

Projected Start Date:

02/12/2010

Projected End Date:

02/11/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Habitat for Humanity

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$180,000.00
Total CDBG Program Funds Budgeted	N/A	\$180,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Habitat for Humanity	\$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:

Rehabilitation of 3 units by Habitat for Humanity benefiting households making 50% or less of AMI

Location Description:

The City of Lake Worth Florida within the census tracts 12099005100, 12099005201, 12099005202 and 12099004402.

Activity Progress Narrative:

Habitat for Humanity will be using these funds to rehabilitate foreclosed homes.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/3
# of Households benefitting	0	0	0	0/3	0/0	0/3

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: HH RH 001 LMMI

Activity Title: Rehab of LMMI units

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

002-A

Project Title:

Rehab & Acquisition

Projected Start Date:

02/10/2010

Projected End Date:

02/11/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Habitat for Humanity

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$1,680,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,680,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Habitat for Humanity	\$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:

Rehab of 28 units benefitting 80% of AMI.

Location Description:

The City of Lake Worth Florida within the census tracts 12099005100,12099005201,12099005202 and 12099004402.

Activity Progress Narrative:

Habitat for Humanity will be using these funds to rehabilitate foreclosed homes.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/28
# of Households benefitting	0	0	0	0/0	0/28	0/28

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: HP FM 001 LH25

Activity Title: Home ownership - 25%

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

001

Project Title:

Financing Mechanism

Projected Start Date:

02/12/2010

Projected End Date:

02/11/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Housing Partnership

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$1,500,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,500,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Housing Partnership	\$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:

Financing mechanisms for purchase and redevelopment of foreclosed homes and residential properties. Financing will be an important factor in getting the lower income families into housing since the average income in Lake Worth is well below the stated county average. We will also be offering rental opportunities for 25 families with lower incomes and other challenges such as credit and underemployment. All of these benefits will be realized within three years of implementation of this project. Purchasing households with income under 50% of Area Median Income as calculated by the federal HOME program may borrow up to \$60,000 provided that the front end housing ratio does not exceed 33% and is not less than 29%. Total debt ratio will not exceed 45% of income. These borrowers must contribute 1% of the purchase price from their own funds, which may include IDA account proceeds.

Location Description:

The City of Lake Worth Florida within the census tracts 12099005100, 12099005201, 12099005202 and 12099004402.

Activity Progress Narrative:

Additional financing mechanisms will be made available for households making 50% of AMI or below. Potential applicants for the program should contact the Lake Worth CDC at 561(582-5536 or go to their website at www.lakeworthcdc.com for further information and intake form.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/25
# of Households benefitting	0	0	0	0/25	0/0	0/25

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:	HP FM 002 LMMI
Activity Title:	Homeowner Asst - Moderate Income Households

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

001

Project Title:

Financing Mechanism

Projected Start Date:

02/12/2010

Projected End Date:

02/11/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Housing Partnership

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$875,000.00
Total CDBG Program Funds Budgeted	N/A	\$875,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Housing Partnership	\$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:

Financing mechanisms for purchase and redevelopment of foreclosed homes and residential properties. Financing will be an important factor in getting the lower income families into housing since the average income in Lake Worth is well below the stated county average.

Purchasing households with incomes under 81% but more than 50% of Area Median Income as calculated by the federal HOME program may borrow up to \$40,000 provided that the front end housing ratio does not exceed 33% and is not less than 29%. Total debt will not exceed 45% of household income. These borrowers must contribute 2% of the purchase price from their own funds, which may include IDA account proceeds.

Location Description:

The City of Lake Worth Florida within the census tracts 12099005100, 12099005201, 12099005202 and 12099004402.

Activity Progress Narrative:

Additional financing mechanisms will be made available for households making 50% of AMI or below. Potential applicants for the program should contact the Lake Worth CDC at 561(582-5536 or go to their website at www.lakeworthcdc.com for further information and intake form.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/25
# of Households benefitting	0	0	0	0/0	0/25	0/25

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
