

Grantee: Miramar, FL

Grant: B-08-MN-12-0018

January 1, 2010 thru March 31, 2010 Performance Report

Grant Number:

B-08-MN-12-0018

Obligation Date:**Grantee Name:**

Miramar, FL

Award Date:**Grant Amount:**

\$9,312,658.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Submitted - Await for Review

QPR Contact:

No QPR Contact Found

Disasters:**Declaration Number**

NSP

Plan Description:

The City of Miramar received an abandonment scoer of 10.2% which is considered high risk according to HUD. This is in comparison an overall abandonment score of 8.0% for the entire State of Florida. Miramar is ranked second amongst South Florida cities with the hgihest number of foreclosures. In addition if had the highest YTD Foreclosure Rate according to 2007 data.

Recovery Needs:

The City needs to prioritize assistance to the the areas east of Palm Avenue and west of State Road 7. This is the area that show the greatest risk of further decline according to the data. These areas post double digit foreclosure rates according to huduser.org.

Overall**This Report Period****To Date**

Total Projected Budget from All Sources	N/A	\$9,312,658.00
Total CDBG Program Funds Budgeted	N/A	\$9,312,658.00
Program Funds Drawdown	\$725,065.97	\$1,043,820.25
Obligated CDBG DR Funds	\$918,350.44	\$2,198,690.12
Expended CDBG DR Funds	\$454,194.28	\$1,402,654.86
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%	42.857%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$1,396,898.70	\$0.00
Limit on Admin/Planning	\$931,265.80	\$432,628.60
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

As of March 31, 2010 the City of Miramar has facilitated the purchase of twenty (20) NSP properties in the City's target area and has thirteen (13) additional properties under contract for purchase with scheduled closing dates for the next quarter. All properties purchased have been transferred to the home repair phase of the program. Four properties were purchased during this quarter.

In this quarter, the City completed the amendment process to increase the amount of funding available to address home repairs for housing units. In addition, in March 2010, the City completed a substantial amendment adding acquisition/rehabilitation as a strategy to its program. The acquisition/rehabilitation program will focus on acquiring and rehabilitating approximately 27 properties for low to middle income households. The City completed a procurement process for licensed agents to assist with identifying properties and appraisers to ensure discounts. The City also entered into an agreement with the National Community Stabilization Trust as an additional tool for acquiring properties without market competition.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
AcqRehab#07, Acq/Rehab(50% AMI or Below)	\$0.00	\$0.00	\$0.00
AcqRehab006, Acq/Rehab(51-120% AMI)	\$0.00	\$0.00	\$0.00
Admin. 005, Administration	\$91,851.51	\$931,265.80	\$310,605.79
NSP, Neighborhood Stabilization Program	\$0.00	\$0.00	\$0.00
PA-001, Financing Mechanism (51-120% AMI)	\$359,930.00	\$3,026,613.85	\$399,930.00
PA-003, Financing Mechanism (50% AMI or Below)	\$179,663.00	\$1,164,082.25	\$239,663.00
Rehab-002, Rehabilitation (51-120% AMI)	\$90,548.26	\$3,026,613.85	\$90,548.26
Rehab-004, Rehabilitation (50% AMI or Below)	\$3,073.20	\$1,164,082.25	\$3,073.20

Activities

Grantee Activity Number:	AcqRehab07
Activity Title:	Acquisition/Rehab-SFUnits(51-120%AMI)

Activity Category: Acquisition - general	Activity Status: Under Way
Project Number: AcqRehab006	Project Title: Acq/Rehab(51-120% AMI)
Projected Start Date: 03/17/2010	Projected End Date: 08/31/2010
National Objective: NSP Only - LMMI	Responsible Organization: City of Miramar

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$3,753,228.00
Total CDBG Program Funds Budgeted	N/A	\$3,753,228.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
City of Miramar	\$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:

As approved by the City commission March 17, 2010, this additional strategy will allow the City to directly acquire NSP eligible properties within the City's target area. Properties will be rehabilitated and made available for purchase or rental to income qualified households enrolled in the City's NSP program.

Location Description:

The City's NSP Target area includes all eligible properties East of Palm Avenue within the City's boundary limits. This includes priority census tracts 915.00, 1105.00, 1008.01, 1104.04, 1104.02, 1104.03, 1103.20, 1103.23, and 1103.19.

Activity Progress Narrative:

In March 2010, the City completed a substantial amendment adding acquisition/rehabilitation as a strategy to its program. The acquisition/rehabilitation program will focus on acquiring and rehabilitating approximately 20 properties for low to middle income households. The City completed a procurement process for licensed agents to assist with identifying properties and appraisers to ensure discounts. The City also entered into an agreement with the National Community Stabilization Trust as an additional tool for acquiring properties without market competition. The City has begun the process of acquiring properties.

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	0/20
# of Households benefitting	0	0	0	0/0	0/20	0/20

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:	AcqRehab08
Activity Title:	Aquisition/Rehab-SF Units(0-50% AMI or Below)

Activity Category:

Acquisition - general

Project Number:

AcqRehab#07

Projected Start Date:

03/17/2010

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acq/Rehab(50% AMI or Below)

Projected End Date:

08/31/2010

Responsible Organization:

City of Miramar

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,348,164.00
Total CDBG Program Funds Budgeted	N/A	\$1,348,164.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
City of Miramar	\$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:

As approved by the City commission March 17, 2010, this additional strategy will allow the City to directly acquire NSP eligible properties within the City's target area. Properties will be rehabilitated and made available for purchase or rental to income qualified households enrolled in the City's NSP program.

Location Description:

The City's NSP target area is East of Palm Avenue. It includes the following Census Tracts: 1008.01, 915.00, 1105.00, 1104.04, 1104.03, 1104.02, 1103.19, 1103.20 and 1103.23

Activity Progress Narrative:

In March 2010, the City completed a substantial amendment adding acquisition/rehabilitation as a strategy to its program. The acquisition/rehabilitation program will focus on acquiring and rehabilitating approximately 7 properties for low income households. The City completed a procurement process for licensed agents to assist with identifying properties and appraisers to ensure discounts. The City also entered into an agreement with the National Community Stabilization Trust as an additional tool for acquiring properties without market competition. The City has begun the process of acquiring properties.

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	0/7
# of Households benefitting	0	0	0	0/7	0/0	0/7

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:	Admin 05
Activity Title:	Program Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

Admin. 005

Project Title:

Administration

Projected Start Date:

03/29/2008

Projected End Date:

08/31/2010

National Objective:

N/A

Responsible Organization:

City of Miramar

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$219,069.81
Total CDBG Program Funds Budgeted	N/A	\$219,069.81
Program Funds Drawdown	\$10,401.51	\$15,130.79
Obligated CDBG DR Funds	\$20,551.25	\$26,699.56
Expended CDBG DR Funds	\$10,693.02	\$24,085.60
City of Miramar	\$10,693.02	\$24,085.60
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Plan and implement Neighborhood Stabilization Program activities.

Location Description:

N/A

Activity Progress Narrative:

In this quarter, the City worked with CRA to complete substantial amendments to the City's program which allowed for an increase in assistance for home repair and development of a new strategy.

An acquisition and rehabilitation strategy was developed to focus on the purchase of approximately twenty-seven (27) properties to be occupied by low to middle income households. The City worked with CRA to develop the program procedures, contracts and reviewed procurement of additional services necessary to undertake the new strategy.

The amendment was approved March 17, 2010 by the City's commission after a citizen comment period and was forwarded to HUD.

The City continues to oversee all expenditures, process payments, monitor the program and provide legal review of all necessary documents.

CRA in conjunction with the City have begun the process of acquiring properties under this strategy.

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
Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number:	Admin 06
Activity Title:	Program Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

Admin. 005

Project Title:

Administration

Projected Start Date:

03/29/2008

Projected End Date:

08/31/2009

National Objective:

N/A

Responsible Organization:

CRA of Florida, Inc.

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$512,196.19
Total CDBG Program Funds Budgeted	N/A	\$512,196.19
Program Funds Drawdown	\$81,450.00	\$295,475.00
Obligated CDBG DR Funds	\$230,296.19	\$512,196.19
Expended CDBG DR Funds	\$113,068.00	\$408,543.00
CRA of Florida, Inc.	\$113,068.00	\$408,543.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Plan and implement Neighborhood Stabilization Program activities.

Location Description:

N/A

Activity Progress Narrative:

The City's consultant, Community Redevelopment Associates of Florida, Inc. (CRA) continued to provide administrative and direct services. CRA processed program applications, issued notices of eligibility to income qualified prospective buyers, reviewed purchase transactions for compliance and provided construction management services to the City's NSP home repair activities. CRA and the City have begun to implement the newly developed acquisition and rehabilitation strategy.

CRA coordinated four (4) closings this quarter and transitioned the properties to the rehabilitation phase of the program. CRA is coordinating the rehabilitation of the homes and overseeing the construction of a total of twenty (20) properties purchased. As of March 31, 2010, CRA was working with an additional fourteen (14) prospective buyers with properties under contract to close their transactions.

In this quarter, CRA worked with the City to complete substantial amendments to the City's program. An acquisition and rehabilitation strategy was developed to focus on the purchase of approximately twenty-seven (27) properties to be occupied by low to middle income households. CRA worked with the City to develop the program procedures, contracts and reviewed procurement of additional services necessary to undertake the new strategy. The amendment was approved March 17, 2010 by the City's commission after a citizen comment period and was forwarded to HUD.

CRA in conjunction with the City have begun the process of acquiring properties under this strategy.

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
Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number:	PA 01
Activity Title:	Purchase Assistance-S. Family Units (51-120% AMI)

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

PA-001

Projected Start Date:

03/02/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Financing Mechanism (51-120% AMI)

Projected End Date:

09/02/2010

Responsible Organization:

City of Miramar

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,000,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,000,000.00
Program Funds Drawdown	\$359,930.00	\$399,930.00
Obligated CDBG DR Funds	\$19,575.00	\$492,955.00
Expended CDBG DR Funds	\$93,025.00	\$492,955.00
City of Miramar	\$93,025.00	\$492,955.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity sets aside funds for households at 51%-120% of the area median income (AMI). The activity is designed to address the abundance of vacant foreclosed homes in the city by facilitating the purchase of them by qualified moderate and middle income buyers. It will also address the need of high cost and subprime loans in priority neighborhoods. Only conventional, FHA and other approved loan products with responsible lending guidelines are permitted. Funds for households at 50% AMI have been set-aside under a separate activity.

Location Description:

Priority Target Area &ndash Eastern Border: State Road 7, Western Border: Palm Avenue, Northern Border: Pembroke Road, Southern Border: Countyline Road Census Tracts: 110319, 110320, 110403, 110404, 91500, 100801, 110500, 110402, 110323

Activity Progress Narrative:

During this quarter, three (3) additional properties were purchased by households with incomes in the moderate to middle income category. All three households had incomes in the 51 to 80% AMI range(moderate income). As of March 31, 2010, there were 13 additional properties under contract for purchase scheduled to close the next quarter.

A total of 20 properties have been purchased as of March 31, 2010. Thirteen (13) have been purchased by households with incomes at 51-80% of the area median income (moderate income), two (2) have been purchased by those with household incomes at 81 to 120% of the area median income(middle income).

*The numbers in the performance measures portion of the report have been reconciled to reflect moderate and middle income households.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	3	0/0	0/0	15/30
# of Households benefitting	0	1	3	0/0	13/30	15/30

Activity Locations

Address	City	State	Zip
6812 NW SW 37 Street	Miramar	NA	33023
4057 SW 69 Way #7N	Miramar	NA	33023
2401 Montego Drive	Miramar	NA	33023

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number:	PA 03
Activity Title:	Purchase Assistance-SF Units (50% AMI or Below)

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

PA-003

Project Title:

Financing Mechanism (50% AMI or Below)

Projected Start Date:

01/08/2009

Projected End Date:

06/30/2010

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Miramar

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$480,000.00
Total CDBG Program Funds Budgeted	N/A	\$480,000.00
Program Funds Drawdown	\$179,663.00	\$239,663.00
Obligated CDBG DR Funds	\$59,663.00	\$299,663.00
Expended CDBG DR Funds	\$60,000.00	\$299,663.00
City of Miramar	\$60,000.00	\$299,663.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The city is providing assistance to households, who received NSP funds to purchase an eligible home, to use additional NSP funds to make minor repairs and energy efficient improvements to the home. The activity is made possible by the financial mechanisms in place as permitted by the above CDBG entitlement regulations and NSP eligible uses. The primary purpose of the rehabilitation assistance is to provide repairs necessary to ensure safe and decent housing, eliminate any instances of substandard housing. It is also intended to preserve the city's affordable housing stock which had previously been foreclosed on/vacant and purchased by eligible VLI/LI buyers through the city's NSP activities.

Location Description:

Priority Target Area &ndash Eastern Border: State Road 7, Western Border: Palm Avenue, Northern Border: Pembroke Road, Southern Border: Countyline Road Census Tracts: 110319, 110320, 110403, 110404, 91500, 100801, 110500, 110402, 110323

Activity Progress Narrative:

During this quarter, one (1) additional property was purchased by a household with income in the 0 to 50% AMI range. A total of 20 properties have been purchased as of March 31, 2010. Five (5) of the properties have been purchased by low income households.

*The numbers in the performance measures portion of the report have been reconciled to reflect moderate and middle income households.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	1	0/0	0/0	5/8
# of Households benefitting	1	0	1	5/8	0/0	5/8

Activity Locations

Address	City	State	Zip
2230 Everglades Drive	Miramar	NA	33023

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number:	Rehab 02
Activity Title:	Rehabilitation-S. Family Units (51-120% AMI)

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
Rehab-002

Project Title:
Rehabilitation (51-120% AMI)

Projected Start Date:
03/02/2009

Projected End Date:
09/02/2010

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Miramar

Overall	Jan 1 thru Mar 31, 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	\$90,548.26	\$90,548.26
Obligated CDBG DR Funds	\$506,167.00	\$676,205.37
Expended CDBG DR Funds	\$113,919.26	\$113,919.26
City of Miramar	\$113,919.26	\$113,919.26
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The city is providing assistance to households, who received NSP funds to purchase an eligible home, to use additional NSP funds to make minor repairs and energy efficient improvements to the home. The activity is made possible by the financial mechanisms in place as permitted by the above CDBG entitlement regulations and NSP eligible uses. The primary purpose of the rehabilitation assistance is to provide repairs necessary to ensure safe and decent housing, eliminate any instances of substandard housing. It is also intended to preserve the city's affordable housing stock which had previously been foreclosed on/vacant and purchased by eligible LMMI buyers through the city's NSP activities.

Location Description:

Priority Target Area &ndash Eastern Border: State Road 7, Western Border: Palm Avenue, Northern Border: Pembroke Road, Southern Border: Countyline Road Census Tracts: 110319, 110320, 110403, 110404, 91500, 100801, 110500, 110402, 110323

Activity Progress Narrative:

Fifteen properties (15) purchased by moderate and middle income households have transitioned to the home repair assistance phase of the program, including the three purchased this quarter. Some projects are currently being repaired, some are in the process of being assigned to a contractor by way of competitive bid, and some of the more recent purchases are having work specs finalized.

In this quarter, through substantial amendment, the City increased the level assistance available for repairs for each housing unit.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	2/30
# of housing units	0	0	0	0/0	0/0	2/30
# of Households benefitting	0	0	0	0/0	2/30	2/30

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number:	Rehab 04
Activity Title:	Rehabilitation-S. Family Units (50% AMI or Below)

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
Rehab-004

Project Title:
Rehabilitation (50% AMI or Below)

Projected Start Date:
03/02/2009

Projected End Date:
09/02/2010

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

Responsible Organization:
City of Miramar

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$500,000.00
Total CDBG Program Funds Budgeted	N/A	\$500,000.00
Program Funds Drawdown	\$3,073.20	\$3,073.20
Obligated CDBG DR Funds	\$82,098.00	\$190,971.00
Expended CDBG DR Funds	\$63,489.00	\$63,489.00
City of Miramar	\$63,489.00	\$63,489.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The primary purpose of the rehabilitation assistance is to provide repairs necessary to ensure safe and decent housing, eliminate any instances of substandard housing. It is also intended to preserve the city's affordable housing stock which had previously been foreclosed on/vacant and purchased by eligible LMMI buyers through the city's NSP activities.

Location Description:

Priority Target Area &ndash Eastern Border: State Road 7, Western Border: Palm Avenue, Northern Border: Pembroke Road, Southern Border: Countyline Road Census Tracts: 110319, 110320, 110403, 110404, 91500, 100801, 110500, 110402, 110323

Activity Progress Narrative:

The one (1) new unit purchased by a low income home buyer has transitioned to the home repair assistance phase of the program. Some projects are currently being repaired, some are in the process of being assigned to a contractor by way of competitive bid, and the most recent is having work specs finalized. A total of five (5) units purchased by low income households are under construction.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	1/8
# of housing units	0	0	0	0/0	0/0	1/8
# of Households benefitting	0	0	0	1/8	0/0	1/8

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00
