

Grantee: Miramar, FL

Grant: B-08-MN-12-0018

October 1, 2010 thru December 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:

Shekeria Brown

Disasters:**Declaration Number**

NSP

Narratives**Areas of Greatest Need:**

Utilizing the available data and the two part NSP formula developed by HUD, the City of Miramar received an abandonment score of 10.2% which is considered high risk. This compares to a statewide 8.0% abandonment score. Miramar is ranked second amongst South Florida cities with the highest number of foreclosures. In addition it had the highest YTD local foreclosure rate according to 2008 data.

Distribution and and Uses of Funds:

The City of Miramar will prioritize assistance to the areas that are predominately low/moderate income including contiguous areas east of Palm Avenue and west of State Road 7 and in between the northern and southern boundaries of the City. This is the area that shows the greatest risk of further decline according data. These areas post double digit foreclosure rates according to huduser.org. Available data, provided by HUD, indicates that the greatest percentage of home foreclosures are in this area (City's predominately low/moderate income census tracts) and areas contiguous to them. This is also the area with the greatest percentage of homes financed with subprime related loans.

The City is addressing stabilizing the neighborhoods with a purchase and rehabilitation of units in the NSP target area.

Definitions and Descriptions:**Low Income Targeting:****Acquisition and Relocation:****Public Comment:****Overall****Total Projected Budget from All Sources****This Report Period**

N/A

To Date

\$9,312,658.00

Total CDBG Program Funds Budgeted	N/A	\$9,312,658.00
Program Funds Drawdown	\$1,959,925.21	\$6,165,938.63
Obligated CDBG DR Funds	\$0.00	\$9,312,658.00
Expended CDBG DR Funds	\$1,248,044.05	\$6,370,128.27
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
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
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	\$631,345.43
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$2,328,164.50	\$2,328,164.00

Overall Progress Narrative:

As of December 31, 2010, the City of Miramar has facilitated the purchase of 46 NSP properties in the City's target area. One transaction is still pending. All properties purchased have been transferred to the home repair phase of the program with several of the repair projects completed. The 46 properties have been purchased directly by low-to-middle income households with purchase assistance from the City. Among these properties, repairs on 18 have been completed as of December 31, 2010.

As of December 31, 2010, the City has acquired 24 NSP eligible properties. There are no pending transactions. Each unit is being rehabilitated through the City's general contractors pool. Several repairs were almost completed as of December 31, 2010. Once the rehabilitation is completed on the acquired units, the properties will be made available through a lottery system to the existing pool of applicants who had applied for NSP1 funding in 2009 and 2010.

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)	\$364,238.40	\$1,359,431.00	\$811,310.29
AcqRehab006, Acq/Rehab(51-120% AMI)	\$652,879.12	\$2,628,228.00	\$1,631,523.43

Admin. 005, Administration	\$67,884.69	\$731,266.00	\$631,345.43
NSP, Neighborhood Stabilization Program	\$0.00	\$0.00	\$0.00
PA-001, Financing Mechanism (51-120% AMI)	\$202,500.00	\$1,250,000.00	\$1,217,269.00
PA-003, Financing Mechanism (50% AMI or Below)	\$0.00	\$480,000.00	\$480,000.00
Rehab-002, Rehabilitation (51-120% AMI)	\$546,083.95	\$2,375,000.00	\$1,044,554.93
Rehab-004, Rehabilitation (50% AMI or Below)	\$126,339.05	\$488,733.00	\$349,935.55

Activities

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

Activity Category:

Acquisition - general

Project Number:

AcqRehab006

Projected Start Date:

03/17/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acq/Rehab(51-120% AMI)

Projected End Date:

08/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Miramar

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$2,628,228.00
Total CDBG Program Funds Budgeted	N/A	\$2,628,228.00
Program Funds Drawdown	\$652,879.12	\$1,631,523.43
Obligated CDBG DR Funds	\$0.00	\$2,628,228.00
Expended CDBG DR Funds	\$479,152.20	\$1,631,523.43
City of Miramar	\$479,152.20	\$1,631,523.43
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:

The City continued to rehabilitate the 14 units acquired under this strategy. As repairs are completed, the properties will be made available via lottery to existing moderate to middle income households currently on the City's waiting list.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	14/20

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total Low/Mod%

# of Total Households	0	0	0	0/0	0/20	0/20	0
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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

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acq/Rehab(50% AMI or Below)

Projected End Date:

08/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Miramar

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,359,431.00
Total CDBG Program Funds Budgeted	N/A	\$1,359,431.00
Program Funds Drawdown	\$364,238.40	\$811,310.29
Obligated CDBG DR Funds	\$0.00	\$1,359,431.00
Expended CDBG DR Funds	\$0.00	\$1,015,499.93
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:

The City continued to rehabilitate the 10 units acquired under this strategy. As repairs are completed, the properties will be made available via lottery to existing low income households currently on the City's waiting list.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	10/7

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total Low/Mod%

# of Total Households	0	0	0	0/7	0/0	0/7	0
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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:

08/30/2013

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

City of Miramar

Overall

Oct 1 thru Dec 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	\$40,559.69	\$119,320.43
Obligated CDBG DR Funds	\$0.00	\$219,069.81
Expended CDBG DR Funds	\$70,885.24	\$119,320.43
City of Miramar	\$70,885.24	\$119,320.43
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 continued to work with CRA to implement the City's NSP strategies, including overseeing the rehabilitation of the 24 acquired properties. In addition, the City's involvement includes working with sales agents, facilitating the execution of purchase contracts, procuring services, and overseeing CRA's activities. The City continues to oversee all expenditures, process payments/reimbursement requests, monitor the program and provide legal review of all necessary documents.

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
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:

08/30/2013

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

CRA of Florida, Inc.

Overall	Oct 1 thru Dec 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	\$27,325.00	\$512,025.00
Obligated CDBG DR Funds	\$0.00	\$512,196.19
Expended CDBG DR Funds	\$30,907.00	\$512,025.00
CRA of Florida, Inc.	\$30,907.00	\$512,025.00
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. Throughout the program, CRA has processed program applications; issued notices of eligibility to income qualified prospective buyers, reviewed purchase transactions for compliance and provided project and construction management services to the City's NSP home repair activities.

CRA is working with the City to dispose of these properties to the remaining pool of approximately 140 program applicants who have not purchased a property as yet. The City will utilize a lottery system to sell the properties.

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
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

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Financing Mechanism (51-120% AMI)

Projected End Date:

08/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Miramar

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,250,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,250,000.00
Program Funds Drawdown	\$202,500.00	\$1,217,269.00
Obligated CDBG DR Funds	\$0.00	\$1,250,000.00
Expended CDBG DR Funds	\$10,000.00	\$1,217,269.00
City of Miramar	\$10,000.00	\$1,217,269.00
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:

Thirty-seven (37) properties have been purchased by moderate and middle income households with purchase assistance from the City. All have transitioned to the home repair assistance phase of the program. There is one purchase transaction remaining to close under this strategy.

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total

of Housing Units

0

24/45

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	26/30	37/45	70.27
# Owner Households	0	0	0	0/0	26/30	37/45	70.27

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

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

PA-003

Projected Start Date:

01/08/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Financing Mechanism (50% AMI or Below)

Projected End Date:

08/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Miramar

Overall	Oct 1 thru Dec 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	\$0.00	\$480,000.00
Obligated CDBG DR Funds	\$0.00	\$480,000.00
Expended CDBG DR Funds	\$0.00	\$480,000.00
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:

There was no new activity under this strategy. Nine purchase transactions have been completed under this strategy with no pending transactions remaining.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	9/8

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	9/8	0/0	9/8	100.00
# Owner Households	0	0	0	9/8	0/0	9/8	100.00

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 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:

08/30/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Miramar

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$2,375,000.00
Total CDBG Program Funds Budgeted	N/A	\$2,375,000.00
Program Funds Drawdown	\$546,083.95	\$1,044,554.93
Obligated CDBG DR Funds	\$0.00	\$2,375,000.00
Expended CDBG DR Funds	\$541,994.56	\$1,044,554.93
City of Miramar	\$541,994.56	\$1,044,554.93
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:

As of December 31, 2010 the repairs on 14 units have been completed under this strategy.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/0
	This Report Period	Cumulative Actual Total / Expected
	Total	Total

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	2	2	0/0	10/30	14/30	71.43

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:

08/30/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Miramar

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$488,733.00
Total CDBG Program Funds Budgeted	N/A	\$488,733.00
Program Funds Drawdown	\$126,339.05	\$349,935.55
Obligated CDBG DR Funds	\$0.00	\$488,733.00
Expended CDBG DR Funds	\$115,105.05	\$349,935.55
City of Miramar	\$115,105.05	\$349,935.55
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:

During this quarter, the repair of one unit was completed under this strategy. As of December 31, 2010, the repairs on 4 units had been completed under this strategy.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/0
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	4/8

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	1	0	1	4/8	0/0	4/8	100.00

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
