

Apr 1, 2010 thru Jun 30, 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

Reviewed By HUD:
Submitted - Await for Review

QPR Contact:
Shekeria Brown

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 hgiest 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
Total CDBG Program Funds Budgeted	N/A	9,312,658
Program Funds Drawdown	378,590.99	1,422,411.24
Obligated CDBG DR Funds	3,412,155.09	5,610,845.21
Expended CDBG DR Funds	1,648,460.28	3,051,115.14
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99	37.647
Minimum Non-Federal Match	0	0
Limit on Public Services	1,396,898.7	0
Limit on Admin/Planning	931,265.8	529,553.19
Limit on State Admin	0	0

Progress Toward Activity Type Targets

Activity Type	Target	Actual
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Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	2,328,164.5	2,328,164

Overall Progress Narrative:

As of June 30, 2010 the City of Miramar has facilitated the purchase of thirty-one (31) NSP properties in the City's target area and has twenty (20) 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. These properties have been purchased directly by low to moderate income households with financial assistance from the City. Eleven (11) properties were purchased during this quarter.

In this quarter, this City also entered into purchase contracts to acquire twenty-three (23) properties through its acquisition/rehabilitation program. As of June 30, 2010, several of the transactions were completed. The City anticipates closing on all properties in the next quarter. Each unit will be rehabilitated through the City's general contractor pool.

The City has prepared a final substantial amendment to address budget adjustments required to address repairs in units purchased through NSP. The City is on target to use its NSP funds to facilitate the purchase or acquire 75 properties. Its goal was to assist approximately a total of 65 properties.

Project Summary

Project#, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	0	0	0
AcqRehab#07, Acq/Rehab(50% AMI or Below)	0	1,348,164	0
AcqRehab006, Acq/Rehab(51-120% AMI)	0	3,753,228	0
Admin. 005, Administration	101,555.89	731,266	412,161.68
NSP, Neighborhood Stabilization Program	0	0	0
PA-001, Financing Mechanism (51-120% AMI)	93,025	1,000,000	492,955

PA-003, Financing Mechanism (50% AMI or Below)	120,000	480,000	359,663
Rehab-002, Rehabilitation (51-120% AMI)	22,026.55	1,500,000	112,574.81
Rehab-004, Rehabilitation (50% AMI or Below)	41,983.55	500,000	45,056.75

Project/Activity Index:

Project #	Project Title	Grantee Activity #	Activity Title
Admin. 005	Administration	Admin 05	Program Administration
		Admin 06	Program Administration
PA-001	Financing Mechanism (51-120% AMI)	PA 01	Purchase Assistance-S. Family Units (51-120% AMI)
AcqRehab#07	Acq/Rehab(50% AMI or Below)	AcqRehab08	Aquisition/Rehab-SF Units(0-50% AMI or Below)
Rehab-004	Rehabilitation (50% AMI or Below)	Rehab 04	Rehabilitation-S. Family Units (50% AMI or Below)
9999	Restricted Balance	<i>No activities in this project</i>	
Rehab-002	Rehabilitation (51-120% AMI)	Rehab 02	Rehabilitation-S. Family Units (51-120% AMI)
AcqRehab006	Acq/Rehab(51-120% AMI)	AcqRehab07	Acquisition/Rehab-SFUnits(51-120%AMI)
NSP	Neighborhood Stabilization Program	<i>No activities in this project</i>	
PA-003	Financing Mechanism (50% AMI or Below)	PA 03	Purchase Assistance-SF Units (50% AMI or Below)

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

	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	3,128,228
Total CDBG Program Funds Budgeted	N/A	3,128,228
Program Funds Drawdown	0	0
Obligated CDBG DR Funds	1,553,316	1,553,316
Expended CDBG DR Funds	273,948.55	273,948.55
City of Miramar	273948.55	273948.55
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

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 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:

During this quarter the City executed purchase contracts to acquire 13 properties to be occupied by households within this income category. The properties are being inspected and work write-ups developed to complete the repairs necessary to resell the homes to the City's eligible NSP applicants. Funds to maintain and repair the units will also come from this strategy.

The City anticipates to shift some funding back to financing mechanisms in the next quarter to address the additional units purchased directly by low to moderate income households through

its financing strategy. The number of units acquired under this strategy will be reduced.

Activity Location:

Address	City	State	Zip
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Other Funding Sources	Amount
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No Other Funding Sources Found

Grantee Activity Number:

AcqRehab08

Activity Title:

Aquisition/Rehab-SF Units(0-50% AMI or Below)

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

AcqRehab#07

Project Title:

Acq/Rehab(50% AMI or Below)

Projected Start Date:

03/17/2010

Projected End Date:

08/31/2010

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Miramar

	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	1,348,164
Total CDBG Program Funds Budgeted	N/A	1,348,164
Program Funds Drawdown	0	0
Obligated CDBG DR Funds	720,831.27	720,831.27
Expended CDBG DR Funds	497,805.27	497,805.27
City of Miramar	497805.27	497805.27
Match Contributed	0	0
Program Income Received	0	0

Program Income Drawdown 0 0

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 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:

During this quarter the City executed purchase contracts to acquire 10 properties to be occupied by households within this income category. The properties are being inspected and work write-ups developed to complete the repairs necessary to resell the homes to the City's eligible NSP applicants. Funds to maintain and repair the units will also come from this strategy.

Activity Location:

Address	City	State	Zip
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Other Funding Sources	Amount
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No Other Funding Sources Found

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

	Apr 1 thru Jun 30, 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	28,980.89	44,111.68
Obligated CDBG DR Funds	24,349.59	51,049.15
Expended CDBG DR Funds	24,349.59	48,435.19
City of Miramar	24349.59	48435.19
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
No Performance Measures Found						

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 implement the City's NSP strategy, including the

City's acquisition activities. The City's involvement includes working with sales agents, facilitating the execution of purchase contracts and procuring services.

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

Activity Location:

Address	City	State	Zip
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Subtotal Match Sources	0
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Other Funding Sources	Amount
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Neighborhood Stabilization Program	0
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Total Other Funding Sources	0
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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.

Apr 1 thru Jun
30, 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	72,575	368,050
Obligated CDBG DR Funds	0	512,196.19
Expended CDBG DR Funds	72,575	481,118
CRA of Florida, Inc.	72575	481118
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
No Performance Measures Found						

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 project management services to the City's NSP home repair activities.

CRA coordinated eleven (11) closings this quarter and transitioned the properties to the rehabilitation phase of the program. As of June 30, 2010, CRA was coordinating the rehabilitation of thirty-one (31) properties purchased by low to moderate income households. As of June 30, 2010, CRA was working with an additional twenty (20) prospective buyers with properties under contract to close their transactions.

In addition to the properties being purchased by low to moderate income households, the City has begun acquiring properties directly to rehabilitate and resell to NSP applicants. CRA is working with the City to oversee the acquisition and rehabilitation of twenty-three (23) properties that will be acquired by the City. CRA is working with the City to finalize the strategy to dispose of these properties to the remaining pool of approximately 140 program applicants who have not purchased a property as yet.

Activity Location:

Address	City	State	Zip
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources Amount

No Other Match Funding Sources Found

Subtotal Match Sources 0

Other Funding Sources Amount

Neighborhood Stabilization Program 0

Total Other Funding Sources 0

Grantee Activity Number:

PA 01

Activity Title:

Purchase Assistance-S. Family Units (51-120% AMI)

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

PA-001

Project Title:

Financing Mechanism (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

	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	1,250,000
Total CDBG Program Funds Budgeted	N/A	1,250,000
Program Funds Drawdown	93,025	492,955
Obligated CDBG DR Funds	507,045	1,000,000
Expended CDBG DR Funds	299,747	792,702
City of Miramar	299747	792702
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	9	0/0	0/0	24/30
# of Households benefitting	0	4	9	0/0	17/30	24/30

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 – 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, nine (9) additional properties were purchased by households with incomes in the moderate to middle income category. Four (4) households had incomes in the 51 to 80% AMI range (moderate income). Five (5) were purchased by households with middle income - 81 to 120% AMI. As of June 30, 2010, there were 18 additional properties under contract to be purchased by households in this income category.

Activity Location:

Address	City	State	Zip
2771 River Run Circle West	Miramar	NA	33025
2641 Acapulco Drive	Miramar	NA	33023
2612 Island Drive	Miramar	NA	33023
2915 River Run Circle East	Miramar	NA	33025
6724 SW 34th Court	Miramar	NA	33023
8121 SW 24th Place	Miramar	NA	33025
8544 Windsor Drive	Miramar	NA	33025
6809 Miramar Parkway	Miramar	NA	33023
8626 Sheraton Drive	Miramar	NA	33025

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Subtotal Match Sources 0

Other Funding Sources	Amount
Neighborhood Stabilization Program	0
Total Other Funding Sources	0

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	

	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	480,000
Total CDBG Program Funds Budgeted	N/A	480,000
Program Funds Drawdown	120,000	359,663
Obligated CDBG DR Funds	150,750	450,413
Expended CDBG DR Funds	90,750	390,413
City of Miramar	90750	390413
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	2	0/0	0/0	7/8
# of Households benefitting	2	0	2	7/8	0/0	7/8

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 – 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, two (2) additional properties were purchased by households with income in the 50% AMI or less income category. As of June 30, 2010, two (2) more properties remained under contract for purchase.

Activity Location:

Address	City	State	Zip
6610 SW 25th Street	Miramar	NA	33023
6531 SW 30th Street	Miramar	NA	33023

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Subtotal Match Sources	0
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Other Funding Sources	Amount
Neighborhood Stabilization Program	0
Total Other Funding Sources	0

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

	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	1,875,000
Total CDBG Program Funds Budgeted	N/A	1,875,000
Program Funds Drawdown	22,026.55	112,574.81
Obligated CDBG DR Funds	322,553.23	998,758.6
Expended CDBG DR Funds	217,943.37	331,862.63
City of Miramar	217943.37	331862.63
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

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	5	0/0	0/0	7/30
# of Households benefitting	0	3	5	0/0	5/30	7/30

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 – 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:

Twenty-four (24) properties purchased by moderate and middle income households have transitioned to the home repair assistance phase of the program, including the nine (9) 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. The repairs on five (5) units were completed this quarter.

The City's plan is being amended to put additional funding into this category to address the additional units purchased through the program.

Activity Location:

Address	City	State	Zip
7741 Shalimar Street	Miramar	NA	33023
1799 SW 84 Place	Miramar	NA	33025
9540 W Daffodil Lane	Miramar	NA	33025
3813 S. Lake Terrace	Miramar	NA	33023
8762 SW 21 Court	Miramar	NA	33026

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	
Subtotal Match Sources	0

Other Funding Sources	Amount
Neighborhood Stabilization Program	0
Total Other Funding Sources	0

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

	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	500,000
Total CDBG Program Funds Budgeted	N/A	500,000
Program Funds Drawdown	41,983.55	45,056.75
Obligated CDBG DR Funds	133,310	324,281
Expended CDBG DR Funds	171,341.5	234,830.5
City of Miramar	171341.5	234830.5
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

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	2	0/0	0/0	3/8
# of Households benefitting	2	0	2	3/8	0/0	3/8

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 – 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:

In this quarter, two (2) additional units were transitioned to the home repair phase. As of June 30, 2010, a total of seven (7) units purchased by low income households had transitioned to the home repair phase. In this quarter, the repairs on two (2) units were completed. The repairs on a total of three (3) units have been completed as of June 30, 2010.

Activity Location:

Address	City	State	Zip
6311 SW 35th Place	Miramar	NA	33023
7928 Orleans Street	Miramar	NA	33023
7716 Dillido Boulevard	Miramar	NA	33023

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

No Other Match Funding Sources Found

Subtotal Match Sources

0

Other Funding Sources**Amount**

Neighborhood Stabilization Program

0

Total Other Funding Sources

0