

Grantee: Miramar, FL

Grant: B-08-MN-12-0018

July 1, 2012 thru September 30, 2012 Performance Report



Grant Number:
B-08-MN-12-0018

Obligation Date:

Award Date:

Grantee Name:
Miramar, FL

Contract End Date:
03/17/2013

Review by HUD:
Reviewed and Approved

Grant Amount:
\$9,312,658.00

Grant Status:
Active

QPR Contact:
Shekeria Brown

Estimated P/RL Funds:
\$2,284,961.01

Total Budget:
\$11,597,619.01

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

Total Budget

Total Obligated

This Report Period

N/A

\$1,226,354.64

\$1,226,354.64

To Date

\$11,286,563.94

\$11,286,563.94

\$11,286,563.94



Total Funds Drawdown	\$359,733.23	\$9,776,483.86
Program Funds Drawdown	\$0.00	\$8,305,257.42
Program Income Drawdown	\$359,733.23	\$1,471,226.44
Program Income Received	\$282,079.31	\$2,276,065.68
Total Funds Expended	\$359,733.23	\$9,776,483.86
Match Contributed	\$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	\$709,816.59
Limit on State Admin	\$0.00	\$709,816.59

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$2,328,164.50	\$3,275,295.00

Overall Progress Narrative:

As of September 30, 2012, the City of Miramar has facilitated the purchase of 47 properties and acquired 24 properties directly in the target area. A total of 71 units have been assisted. The 47 properties, mentioned above, have been purchased directly by low-to-middle income households with purchase assistance from the City. Among these properties, repairs on 47 have been completed and fully closed out as of June 30, 2012. Among the 24 properties acquired by the City, each unit has been rehabilitated with the use of the City's general contractors' pool. All 24 City owned properties have been sold. The City has earned a total of 2,284,061.01 in program income. The City advertised an amendment to reprogram the income received. The income will provide additional NSP eligible purchase and home repair assistance.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
AcqRehab#07, Acq/Rehab(50% AMI or Below)	\$0.00	\$1,497,561.96	\$1,141,704.98
AcqRehab006, Acq/Rehab(51-120% AMI)	\$0.00	\$3,136,066.41	\$2,311,411.25
Admin. 005, Administration	\$0.00	\$950,588.00	\$674,408.71
PA-001, Financing Mechanism (51-120% AMI)	\$0.00	\$1,370,000.00	\$1,245,884.00



PA-003, Financing Mechanism (50% AMI or Below)	\$0.00	\$721,593.00	\$480,000.00
Rehab-002, Rehabilitation (51-120% AMI)	\$0.00	\$2,773,936.53	\$2,032,898.93
Rehab-004, Rehabilitation (50% AMI or Below)	\$0.00	\$1,056,140.04	\$418,949.55



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 (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acq/Rehab(51-120% AMI)

Projected End Date:

03/01/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Miramar

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$3,136,066.41
Total Budget	(\$239,712.89)	\$3,136,066.41
Total Obligated	(\$239,712.89)	\$3,136,066.41
Total Funds Drawdown	\$124,114.70	\$3,123,800.35
Program Funds Drawdown	\$0.00	\$2,311,411.25
Program Income Drawdown	\$124,114.70	\$812,389.10
Program Income Received	\$117,990.00	\$1,738,239.79
Total Funds Expended	\$124,114.70	\$3,123,800.35
City of Miramar	\$124,114.70	\$3,123,800.35
Match Contributed	\$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 th 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:

This strategy is completed. No new activity. Pending drawdowns were processed.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	15/17



of Singlefamily Units

0

15/17

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	12/17	15/17	80.00
# Owner Households	0	0	0	0/0	12/17	15/17	80.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



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 (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acq/Rehab(50% AMI or Below)

Projected End Date:

03/01/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Miramar

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,497,561.96
Total Budget	\$138,130.96	\$1,497,561.96
Total Obligated	\$138,130.96	\$1,497,561.96
Total Funds Drawdown	\$24,400.77	\$1,339,502.84
Program Funds Drawdown	\$0.00	\$1,141,704.98
Program Income Drawdown	\$24,400.77	\$197,797.86
Program Income Received	\$164,089.31	\$537,825.89
Total Funds Expended	\$24,400.77	\$1,339,502.84
City of Miramar	\$24,400.77	\$1,339,502.84
Match Contributed	\$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:

This strategy is completed. No new activity. Pending draw downs were processed.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	8/7
# of Singlefamily Units	0	8/7



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	8/7	0/0	8/7	100.00
# Owner Households	0	0	0	8/7	0/0	8/7	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: Admin 05
Activity Title: Program Administration

Activity Category:

Administration

Project Number:

Admin. 005

Projected Start Date:

03/29/2008

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

03/01/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Miramar

Overall

	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$219,069.81
Total Budget	\$0.00	\$219,069.81
Total Obligated	\$0.00	\$219,069.81
Total Funds Drawdown	\$19,737.76	\$197,791.59
Program Funds Drawdown	\$0.00	\$162,383.71
Program Income Drawdown	\$19,737.76	\$35,407.88
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$19,737.76	\$197,791.59
City of Miramar	\$19,737.76	\$197,791.59
Match Contributed	\$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 grant close out. In addition, the City's involvement includes 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

Project Number:

Admin. 005

Projected Start Date:

03/29/2008

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

03/01/2013

Completed Activity Actual End Date:

Responsible Organization:

CRA of Florida, Inc.

Overall

	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$512,196.19
Total Budget	\$0.00	\$512,196.19
Total Obligated	\$0.00	\$512,196.19
Total Funds Drawdown	\$0.00	\$512,025.00
Program Funds Drawdown	\$0.00	\$512,025.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$512,025.00
CRA of Florida, Inc.	\$0.00	\$512,025.00
Match Contributed	\$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, organized open houses and lotteries, reviewed purchase transactions for compliance and provided project and construction management services to the City's NSP home repair activities.

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 (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Financing Mechanism (51-120% AMI)

Projected End Date:

03/01/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Miramar

Overall

Total Projected Budget from All Sources

Total Budget

Total Obligated

Total Funds Drawdown

Program Funds Drawdown

Program Income Drawdown

Program Income Received

Total Funds Expended

City of Miramar

Match Contributed

Jul 1 thru Sep 30, 2012

N/A

\$120,000.00

\$120,000.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

To Date

\$1,370,000.00

\$1,370,000.00

\$1,370,000.00

\$1,245,884.00

\$1,245,884.00

\$0.00

\$0.00

\$1,245,884.00

\$1,245,884.00

\$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:

No new activity was undertaken this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	38/45



of Singlefamily Units

0

38/45

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	27/30	38/45	71.05
# Owner Households	0	0	0	0/0	27/30	38/45	71.05

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 (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Financing Mechanism (50% AMI or Below)

Projected End Date:

03/01/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Miramar

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$721,593.00
Total Budget	\$241,593.00	\$721,593.00
Total Obligated	\$241,593.00	\$721,593.00
Total Funds Drawdown	\$0.00	\$480,000.00
Program Funds Drawdown	\$0.00	\$480,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$480,000.00
City of Miramar	\$0.00	\$480,000.00
Match Contributed	\$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:

No new activity was undertaken this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	9/12



of Singlefamily Units

0

9/12

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	9/12	0/0	9/12	100.00
# Owner Households	0	0	0	9/12	0/0	9/12	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:
03/01/2013

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Miramar

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$2,773,936.53
Total Budget	\$398,936.53	\$2,773,936.53
Total Obligated	\$398,936.53	\$2,773,936.53
Total Funds Drawdown	\$189,380.00	\$2,419,853.23
Program Funds Drawdown	\$0.00	\$2,032,898.93
Program Income Drawdown	\$189,380.00	\$386,954.30
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$189,380.00	\$2,419,853.23
City of Miramar	\$189,380.00	\$2,419,853.23
Match Contributed	\$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:

No new activity undertaken this quarter. Pending draw downs were completed.

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
# of Housing Units	0	38/50
# of Singlefamily Units	0	38/50

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	28/50	38/50	73.68
# Owner Households	0	0	0	0/0	28/50	38/50	73.68

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:

03/01/2013

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Miramar

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,056,140.04
Total Budget	\$567,407.04	\$1,056,140.04
Total Obligated	\$567,407.04	\$1,056,140.04
Total Funds Drawdown	\$2,100.00	\$457,626.85
Program Funds Drawdown	\$0.00	\$418,949.55
Program Income Drawdown	\$2,100.00	\$38,677.30
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$2,100.00	\$457,626.85
City of Miramar	\$2,100.00	\$457,626.85
Match Contributed	\$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:

No new activity undertaken this quarter. Pending draw downs were completed.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/0
# ELI Households (0-30% AMI)	0	0/0



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	9/12
# of Singlefamily Units	0	9/12

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	9/12	0/0	9/12	100.00
# Owner Households	0	0	0	9/12	0/0	9/12	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

