

Grantee: Miami Gardens City, FL

Grant: B-08-MN-12-0017

July 1, 2010 thru September 30, 2010 Performance Report

Grant Number:

B-08-MN-12-0017

Obligation Date:

Grantee Name:

Miami Gardens City, FL

Award Date:

Grant Amount:

\$6,866,119.00

Contract End Date:

Grant Status:

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

No QPR Contact Found

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

Distribution and and Uses of Funds:

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Overall

This Report Period

To Date

Total Projected Budget from All Sources

N/A

\$6,866,119.00

Total CDBG Program Funds Budgeted

N/A

\$6,866,119.00

Program Funds Drawdown

\$723,779.65

\$4,107,752.68

Obligated CDBG DR Funds

\$1,367,966.12

\$6,866,119.00

Expended CDBG DR Funds

\$922,423.30

\$4,768,632.91

Match Contributed	\$0.00	\$0.00
Program Income Received	\$465,883.75	\$668,487.85
Program Income Drawdown	\$202,604.10	\$202,604.10

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	\$1,029,917.85	\$0.00
Limit on Admin/Planning	\$686,611.90	\$370,789.22
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	\$1,716,529.75	\$1,716,529.70

Overall Progress Narrative:

The City of Miami Gardens successfully obligated 100% and expended 69% of the program funds. The City has purchased a total of 51 properties with an additional 8 pending closing, for an overall total of 59 properties acquired. The City has completed rehabilitation on 13 homes and has another 22 homes underway. The rehabilitation repair and improvements being undertaken can include roof, windows, doors, shutters (storm hardening), insulation, Energy Star fixtures and appliances, Water Sense fixtures as well as remediation of any code violations and hazards such as Lead Based Paint. We expect these improvements to reduce the buyers' monthly expenses by reducing the cost of their utilities and their homeowner's insurance premiums. The City has sold 11 homes, 2 to buyers with income at or below 50% ami, 2 with income above 80% of ami and 7 to buyers with incomes at or below 80% of ami. The City has received \$668,487.85 in Program Income from the sale of 11 homes thru September 30, 2010 with 2 more resales scheduled for October.

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
NSP01-#1, Rehabilitation and Reconstruction of multifamily project	\$273,148.83	\$1,716,529.70	\$661,481.93
NSP01-#2, Demolition	\$10,725.00	\$130,000.00	\$31,011.00
NSP01-#3, Property Acquisition, Rehabilitation, and Financial	\$433,761.37	\$4,332,977.40	\$3,207,687.70
NSP01-#4, Program Administration	\$6,144.45	\$686,611.90	\$207,572.05
NSP01-#7, Re-development of vacant land	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number:	#1
Activity Title:	permanent housing for households earning <50% AMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP01-#1

Projected Start Date:

03/04/2009

Activity Status:

Under Way

Project Title:

Rehabilitation and Reconstruction of multifamily project

Projected End Date:

09/30/2010

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Miami Gardens and sub-grantee

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,716,529.70
Total CDBG Program Funds Budgeted	N/A	\$1,716,529.70
Program Funds Drawdown	\$273,148.83	\$661,481.93
Obligated CDBG DR Funds	\$609,585.29	\$1,716,529.70
Expended CDBG DR Funds	\$321,750.41	\$972,091.75
City of Miami Gardens and sub-grantee	\$321,750.41	\$972,091.75
Match Contributed	\$0.00	\$0.00
Program Income Received	\$250.00	\$139,959.16
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity will involve the acquisition of an abandoned and blighted multi-story building, the rehabilitation of this building, and the development of an assisted living facility serving as permanent housing for very low income elderly residents

Location Description:

17300 N.W. 7th Avenue; Census Tract # 009501-9

Activity Progress Narrative:

To date, the City has acquired 18 properties under this activity and has 4 under contract pending closing. This activity also includes the rehabilitation of the acquired properties. Currently there are 10 homes with rehabilitation underway, some very close to being completed. The scope of work being performed in these properties includes energy efficiency and water conservation improvements such as Energy Star Qualified windows, HVAC units, roof shingles, insulation, lighting, fans, appliances and Water Sense approved water closets and fixtures and all homes are being hardened against potential hurricanes. To date, the City has sold 2 properties to buyers at or below 50% of ami and is working with other buyers at this income level to select a home and proceed with the re-sale process.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	-14	2/1

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	State	Zip
591 NW 194 Street	Miami Gardens	NA	33169
16000 NW 39 Court	Miami Gardens	NA	33054
1964 NW 152 Street	Miami Gardens	NA	33054
19210 NW 7 Court	Miami Gardens	NA	33169
2391 NW 152 Terrace	Miami Gardens	NA	33054
2400 NW 152 Street	Miami Gardens	NA	33056
2541 NW 152 Street	Miami Gardens	NA	33056
15330 NW 29 Avenue	Miami Gardens	NA	33054
16200 NW 28 Court	Miami Gardens	NA	33054
15740 NW 17 Place	Miami Gardens	NA	33054

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: #2

Activity Title: Demolition of blighted and abandoned housing units

Activity Category:

Clearance and Demolition

Project Number:

NSP01-#2

Projected Start Date:

03/04/2009

Activity Status:

Under Way

Project Title:

Demolition

Projected End Date:

09/30/2010

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Miami Gardens

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$130,000.00
Total CDBG Program Funds Budgeted	N/A	\$130,000.00
Program Funds Drawdown	\$10,725.00	\$31,011.00
Obligated CDBG DR Funds	\$108,000.00	\$130,000.00
Expended CDBG DR Funds	\$69,683.00	\$100,878.00
City of Miami Gardens	\$69,683.00	\$100,878.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity involves the demolition of abandoned and blighted single family properties. Once demolished, the City will look to redevelop said vacant lots into new residential housing units to be occupied by income eligible first-time homebuyers.

Location Description:

City Wide in designated census tracts

Activity Progress Narrative:

During this reporting period, the City demolished 5 properties that were blighted and determined unsafe structures by the County and/or City Building Department Official. These properties were all vacant and abandoned and most are delinquent with the property taxes. Liens have been recorded on these properties and the City will begin the process to redevelop on these lots.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	5	7/20

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	State	Zip
1305 NW 172 Terrace	Miami Gardens	NA	33169
50 NE 209 Terrace	Miami Gardens	NA	33169
4230 NW 178 Terrace	Miami Gardens	NA	33055
2320 NW 162 ST Rd	Miami Gardens	NA	33056
390 NW 179 Terrace	Miami Gardens	NA	33169

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: #3

Activity Title: Acquisition

Activity Category:

Acquisition - general

Project Number:

NSP01-#3

Projected Start Date:

03/04/2009

Activity Status:

Under Way

Project Title:

Property Acquisition, Rehabilitation, and Financial

Projected End Date:

09/30/2010

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Miami Gardens

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$2,715,000.00
Total CDBG Program Funds Budgeted	N/A	\$2,715,000.00
Program Funds Drawdown	\$287,548.87	\$2,345,448.66
Obligated CDBG DR Funds	\$403,944.32	\$2,715,000.00
Expended CDBG DR Funds	\$324,048.95	\$2,362,245.26
City of Miami Gardens	\$324,048.95	\$2,362,245.26
Match Contributed	\$0.00	\$0.00
Program Income Received	\$465,633.75	\$528,528.69
Program Income Drawdown	\$180,746.28	\$180,746.28

Activity Description:

Acquisition of abandoned and foreclosed single family housing units. The budgeted amount for acquisition is being increased by \$500,000.

Location Description:

city Wide in designated priority census tracts

Activity Progress Narrative:

The City has acquired a total of 32 properties under this activity and has another 5 under contract. The average price of the homes being acquired for this activity is \$70,100, although the recent purchase prices are significantly lower than at the start of the acquisition process. This reduction in purchase price is attributed to staff working directly with Fannie Mae and 3 different banks. During this reporting period, the City sold 5 homes purchased under this activity for a cumulative total of 6. The program income received from the re-sale of these homes will be utilized to rehabilitate the remaining homes and continue purchasing eligible properties.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	-19	6/39

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	State	Zip
18821 NW 7 Avenue	Miami Gardens	NA	33169
745 NW 200 Terrace	Miami Gardens	NA	33169
3391 NW 211 Street	Miami Gardens	NA	33056
1761 NW 175 Street	Miami Gardens	NA	33056
4191 NW 199 Street	Miami Gardens	NA	33055
530 NW 189 Street	Miami Gardens	NA	33169
3801 NW 178 Street	Miami Gardens	NA	33055
21020 NW 30 Avenue	Miami Gardens	NA	33056
400 NW 183 Terrace	Miami Gardens	NA	33169

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: #4

Activity Title: Housing Rehabilitation-Single Family

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP01-#3

Projected Start Date:

07/01/2009

Activity Status:

Under Way

Project Title:

Property Acquisition, Rehabilitation, and Financial

Projected End Date:

12/31/2010

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Miami Gardens

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$1,596,521.98
Total CDBG Program Funds Budgeted	N/A	\$1,596,521.98
Program Funds Drawdown	\$145,434.90	\$840,783.62
Obligated CDBG DR Funds	\$599,980.87	\$1,596,521.98
Expended CDBG DR Funds	\$206,940.94	\$956,929.76
City of Miami Gardens	\$206,940.94	\$956,929.76
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$1,597.41	\$1,597.41

Activity Description:

This activity will involve the rehabilitation of residential properties acquired by the City.

Location Description:

City Wide in priority census tracts

Activity Progress Narrative:

The City has awarded 25 rehabilitation projects under this activity to 20 different contractors. The work being performed includes energy efficiency and water conservation improvements in addition to the removal of non-conforming units and code violations. Some of the improvements include replacing the electrical service, installing instant water heaters, R-30 insulation, Energy Star Qualified HVAC and appliances, storm shutters, flooring, cabinetry, paint and landscaping. The cost of rehabilitation is averaging \$62,000 per home resulting in good resale values as is demonstrated by the re-sale appraisals where the homes have appraised at or above the sales price which is set as per the program guidelines.

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

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: #5

Activity Title: Homeownership Assistance (Financial Mechanisms)

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NSP01-#3

Projected Start Date:

10/01/2009

Activity Status:

Under Way

Project Title:

Property Acquisition, Rehabilitation, and Financial

Projected End Date:

09/30/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Miami Gardens

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources

N/A

\$21,455.42

Total CDBG Program Funds Budgeted

N/A

\$21,455.42

Program Funds Drawdown

\$777.60

\$21,455.42

Obligated CDBG DR Funds

(\$353,544.56)

\$21,455.42

Expended CDBG DR Funds

\$0.00

\$5,698.92

City of Miami Gardens

\$0.00

\$5,698.92

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

This activity involves the provision of homeownership assistance (subsidy) to facilitate homeownership for income eligible first time homebuyers. It has been determined that the true amount of down payment assistance needed will not exceed the new budgeted amount.

Location Description:

City Wide in priority census tracts

Activity Progress Narrative:

The initial intent of these funds was to assist the buyers purchasing homes from the City with closing cost and down payment assistance. However, being that the City is the seller of the homes, the assistance is simply reduced from the seller's proceeds. This allowed these funds to be used for additional acquisitions and rehabilitation for which an amendment was submitted and approved by HUD.

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

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: #6

Activity Title: Program Administration

Activity Category:

Administration

Project Number:

NSP01-#4

Projected Start Date:

03/04/2009

Activity Status:

Under Way

Project Title:

Program Administration

Projected End Date:

03/31/2013

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

City of Miami Gardens

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$686,611.90
Total CDBG Program Funds Budgeted	N/A	\$686,611.90
Program Funds Drawdown	\$6,144.45	\$207,572.05
Obligated CDBG DR Funds	\$0.20	\$686,611.90
Expended CDBG DR Funds	\$0.00	\$370,789.22
City of Miami Gardens	\$0.00	\$370,789.22
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$20,260.41	\$20,260.41

Activity Description:

Administration of entire NSP (round 1).

Location Description:

city Wide

Activity Progress Narrative:

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

No Other Funding Sources Found

Total Other Funding Sources
