

Grantee: Miami Gardens City, FL

Grant: B-08-MN-12-0017

April 1, 2012 thru June 30, 2012 Performance Report



Grant Number:

B-08-MN-12-0017

Obligation Date:**Award Date:****Grantee Name:**

Miami Gardens City, FL

Contract End Date:

03/04/2013

Review by HUD:

Reviewed and Approved

Grant Amount:

\$6,866,119.00

Grant Status:

Active

QPR Contact:

Elizabeth Valera

Estimated P/RL Funds:

\$5,031,840.54

Total Budget:

\$11,897,959.54

Disasters:

Declaration Number

No Disasters Found

Narratives

Areas of Greatest Need:

The Title III of the Housing and Economic Recovery Act of 2008 states NSP funds shall be used with respect to individuals and families whose income does not exceed 120% AMI. The notice also indicates that grantees should give priority emphasis to areas of greatest need, including those: 1) with the greatest percentage of homes in foreclosures; 2) with the highest percentage of homes financed by subprime mortgage related loans; and 3) identified by the City as likely to face a significant rise in the rate of home foreclosures. The City of Miami Gardens had over 3,654 foreclosures during an 18-month period ending June 2008 according to data provided by HUD (www.huduser.org/publications/commdev/nsp.html). The foreclosure rate for the City during this period was 12.4%. The green shaded area on the map[1] below shows the overall effect of foreclosures in the City.

City of Miami Gardens

Foreclosed Properties Repossessed by Lender

>Nov 2007 to July 2008

In researching and analyzing foreclosures in Miami Gardens, City staff found that areas of greatest need are consistent with low and moderate areas identified in the City's consolidated plan. In the context of this substantial amendment, specific emphasis of highest priority will be directed to areas with the greatest percentage of home foreclosures, areas with the highest percentage of homes financed by a subprime mortgage related loan, and areas that have been identified as likely to face a significant rise in the rate of foreclosures.

Additional data from HUD(**) on the chart below indicates that census tracts in Miami Gardens that have been identified as areas of greatest need include the following:

Census Tracts * Estimated Number of Foreclosures * Estimated Number of Mortgages * Estimated. Foreclosure Rate * Est Hi/Cost (sub-prime) Loan Rates

009902	540	4,333	12.5%	58.6%
009802	429	4,552	9.4%	42.1%
010002	426	3,394	12.6%	59.0%
009502	340	2,803	12.1%	56.9%
000502	299	2,467	12.1%	54.1%
010009	287	2,437	11.8%	54.9%
010006	286	2,401	11.9%	55.5%
009400	263	1,942	13.5%	64.5%
010001	240	1,852	13.0%	61.3%
000401	234	1,983	11.8%	55.1%
010010	228	1,654	13.8%	65.7%
000403	212	1,540	13.8%	65.6%
009901	183	1,583	11.6%	53.8%
000501	181	1,396	13.0%	61.3%
009903	176	1,498	11.7%	54.8%
009501	132	1,042	12.7%	59.9%
000402	121	909	13.3%	63.4%
009600	119	1,080	11.0%	50.9%
009904	105	747	14.1%	67.1%

The HUD data shows that the highest estimated number of foreclosures (540) was found to be in tract 00902, with an estimated foreclosure rate of 12.5%. However, the census tract with the highest foreclosure rate (14.1%) was tract 009904. This census tract was also found to have the highest rate (67.1%) of estimated high cost or subprime loans. The data sh



Areas of Greatest Need:

ows that this census tract is at a higher risk of foreclosures in the future. Currently, the estimated foreclosures for this area are 105, compared to other census tracts, such as indicated above in tract 009902. In analyzing the data, census tract 009802 had an estimated 429 foreclosures, yet the rate of high cost or sub-prime loans in the same tract is 42.1%. This shows that there are extreme variables as it relates to areas in Miami Gardens that are affected by the housing crisis. The NSP grant funds will be distributed to the areas of greatest need shown on the chart above. Given the City’s proposed activities (acquisition of properties that are abandoned for purposes of resale), priority will be placed on census tracts in with the highest number of foreclosures.

Another area of focus in the City’s plan is the demolition of abandoned properties that are considered blighted. These properties have amassed a large number of code violations and do not have current homestead exemption status. These residential addresses have been vacant for at least a 90-day period. They also are within the areas of greatest need in the City. The City’s priority for accomplishing this activity will be to target abandoned properties that reside within census tracts that have the highest rate of foreclosure.

Distribution and and Uses of Funds:

The City of Miami Gardens proposes to utilize the NSP Funds allocated to it by carrying out the activities represented in the following chart. Activity details are provided below.

- Activity Amount
- Purchase and rehab of foreclosed properties for rental to HH earning up to 50% of AMI - \$1,716,529.70
- Demolition of abandoned housing units - \$130,000.00
- Purchase of foreclosed properties for resale - \$2,715,000.00
- Rehab of units for resale - \$1,596,521.98
- Subsidy assistance for buyers of purchased properties - \$21,455.42
- Program Administration - \$686,611.90
- Total NSP Funds Allocated - \$6,866,119.02

1. 25% of Funds to be provided to households earning less than 50% of A.M.I. (\$1,716,529.70): In a January 2008 presentation to Governor Crist, by the Department of Children & Families’s Committee on Health Families, it was reported that as of December 21, 2007 there were 3,941 youth, ages 18 to 23 that would be potentially eligible for the Road to Independence program that provides assistance to youths that are transitioning out of the Foster Care program. The City proposes an activity that will be targeted at providing permanent housing for individuals that are aging out of the state’s Foster Care Program. This target population has been identified as meeting the NSP eligibility criteria of 51% or below AMI. The proposed activity, using NSP funds, will include the purchase of single family homes that have been foreclosed upon and abandoned. The methodology used to identify the areas where this activity is proposed will be within the NSP guidelines as having the greatest percentage of homes foreclosures, the highest percentage of home financed by a subprime mortgage related loan, and identified as likely to face a significant rise in the rate of home foreclosures. These homes will then be rehabilitated and used as rental units for the target population. The City anticipates utilizing an experienced developer to carry out this activity on the City’s behalf. The developer will be selected through a formal solicitation process and will hold title to the properties purchased. The properties will contain a restrictive covenant to ensure that their use is in accordance with the sub-recipient agreement that will be executed with the selected developer.

2. As part of the NSP, the City proposes demolition of abandoned and boarded up housing units (\$130,000). We believe demolition of these units will serve to eliminate eyesores to the neighborhoods and should serve to stimulate new home purchases. Through the City’s Code Enforcement Department, approximately 30 single family units have been identified as blighted structures that are in violation of Florida Building Codes. These units (none of which are homesteaded properties) have gone thru the Special Masters process and deemed eligible for demolition. They also have amassed a large number of code enforcement liens that in many instances exceed the property value. The emphasis for the demolition of units will be to target those that exist within the areas of greatest need.

Distribution and and Uses of Funds:

3. Purchase of foreclosed properties (\$2,500,000): The City proposes to purchase a number of single family housing units in the target neighborhoods identified previously. The criteria for purchasing these units will include (but not be limited to) purchase price below appraised value, location of housing unit, condition of the housing unit, size/amenity desirable to interested buyers. The City anticipates carrying out this activity in one of two ways. 1) City will utilize the services of licensed realtors to negotiate with lenders holding mortgages on these properties and will execute the purchase transaction directly. 2) City will execute a sub-recipient agreement with a developer (for profit or not for profit) to act on the City’s behalf to purchase properties that meet the above established criteria.

4. Rehabilitation of purchased properties (\$1,457,977.42): It is the objective of the NSP that these funds be utilized with the primary intent to bring stabilization to the distressed housing market. To that end, the City anticipates purchasing several housing units that will be ultimately sold to eligible buyers. However, based on market data, it is an expected condition that properties that have been foreclosed and abandoned are in need of rehabilitation to either meet minimum building code (or housing quality standards- HQS), or to make them aesthetically desirable to the potential buyers. Therefore, this activity proposes utilizing the allocated funds to carry out the rehab activities. Depending on the most expedient manner, the City may choose to administer the individual rehabilitation projects directly or utilize a developer to perform the rehabilitation work on properties that have been purchased. Any program income generated by the sale, rental, redevelopment, rehabilitation, or any other eligible use that is in excess of the cost to acquire and redevelop (including reasonable development fees) shall be used in accordance with the provisions of Section 2301 of the Housing and Economic Recovery Act of 2008.

5. Subsidy assistance for buyers (\$375,000): An essential component of homebuyer programs is subsidy. This is especially critical when targeting household incomes that cannot exceed 120% of A.M.I. The City anticipates making the allocated amount available to eligible buyers that need the subsidy in order to make the purchase transaction feasible. The amount of per unit subsidy will not exceed \$55,000, which is well below the levels allowed under HOME regulations, as per Section 206A. The City proposes that its subsidy assistance be in the form of a 15 year forgivable mortgage loan with a recapture provision. Any program income generated by the sale, rental, redevelopment, rehabilitation, or any other eligible use that is in excess of the cost to acquire and redevelop (including reasonable development fees) shall be used in accordance with the provisions of Section 2301 of the Housing and Economic Recovery Act of 2008.

6. Program administration (\$686,611.90): In accordance with HUD’s notice governing the use of NSP Funds, grantees may use up



to 10% of its allocation for general program administration costs. Th

Distribution and and Uses of Funds:

is activity will includethings like advertising,homebuyer counseling, and program staffing.

****On March 28, 2012, the City requested Technical Assistance on program income and the instruction provided by HUD and the DRGR Help Desk was that we needed to increase the proposed budget numbers to reflect the expected program income. This would allow us to use the program income in the line of credit. No amendment will be necessary for this budget adjustment as the funds that are being received as "program income" will be utilized for the same activities created in the action plan and within the limits provided in it.

****Technical assistance was once again obtained as the City has not been able to Draw Down funds. It was determined that despite the Project Budgets being updated with the correct amounts, the Activities were not updated to the correct amounts. This required the Action Plan to be updated again, although the change was only done so that the Project Budgets would match the Activity Budgets.

Definitions and Descriptions:

(1) Definition of "blighted structure" in context of state or local law.

Response:

Blighted structure: A structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare.

For the purposes of the NSP, a blighted structure echoes the criteria for slum and blight found in Florida Statutes Chapter 163.340, which outlines the following conditions:

1. Building deterioration
2. Site deterioration or site deficiencies
3. Unsanitary and unsafe conditions and incompatible uses
4. Six or more ownership parcels per block
5. Buildings greater than 40 years of age
6. Presence of closed/vacant buildings
7. Presence of vacant lots
8. Buildings in violation of property maintenance code violations
9. Presence of buildings scheduled for demolition

A blighted structure will meet one or more of the aforementioned criteria.

Abandoned: A home is abandoned when mortgage or tax foreclosure proceedings have been initiated for that property, no mortgage or tax payments have been made by the property owner for at least 90 days, AND the property has been vacant for at least 90 days.

(2) Definition of "affordable rents." Note: Grantees may use the definition they have adopted for their CDBG program but should review their existing definition to ensure compliance with NSP program "specific requirements such as continued affordability.

Response:

The City will apply the maximum rent levels as published by the HUD annually and will ensure that any housing provided through this initiative is affordable.

Affordable in this category is defined as monthly rents or mortgage payments including taxes and insurance that do not exceed 30 percent (30%) of the maximum monthly income allowed for the applicant's income category as indicated in Sections 420.9071 (19), (20) and (28), F.S. However, the City will not limit an individual household's ability to devote more than 30% of its income for housing, if the first mortgage lender is satisfied that the household can afford mortgage payments in excess of the 30% benchmark.

(3) Describe how the grantee will ensure continued affordability for NSP assisted housing.

Response:

As it relates to homeownership, a subsidy program will be develo

Definitions and Descriptions:

ped to provide up \$55,000 in subsidy, depending on the affordability needs of the buyers. Terms of this subsidy program will include, but are not limited to a 15-year secured mortgage. These mortgages will carry zero (0) interest, no repayment would be required unless the property is sold, rented or transferred prior to the completion of the affordability period. To ensure affordability, the buyer will be required to execute a Promissory Note, which will be secured by a recorded Mortgage and Security Agreement, for the amount of assistance being provided. The terms stipulated on the documents require that the buyer continue to own and occupy the property throughout the affordability period of 15 years. Throughout the affordability period, staff will conduct periodic monitorings to ensure owner occupancy. If the buyer ceases to own and occupy the property, the full outstanding amount of assistance provided will be immediately due and payable. An exception will be made in the case of death, whereby the heirs can assume the debt provided that they are certified as income eligible and the property becomes their primary residence.

In relation to rental housing, the City will ensure that rents do not exceed the rental limits adjusted for bedroom size as defined by the Florida Housing Finance Corporation. This will be done thru the required sub-recipient agreements with the entity (ies) that will carry out the proposed housing units that will be rented to individuals earning less than 50% of A.M.I.

Any program income generated by the sale, rental, redevelopment, rehabilitation, or any other eligible use that is in excess of the cost to acquire and redevelop (including reasonable development fees) shall be used in accordance with the provisions of Section 2301 of the Housing and Economic Recovery Act of 2008.

(4) Describe housing rehabilitation standards that will apply to NSP assisted activities.

Response:

Housing rehabilitation standards for NSP activities will be consistent with the City's existing Housing Policy which includes an inspection of the property by a licensed inspector for Housing Quality Standards (HQS) and compliance with current building codes. Rehabilitation will be performed by licensed contractors that have been certified and approved by the City to work on HUD funded projects.



Low Income Targeting:

The City of Miami Gardens will allocate \$1,716,529.70 (25% of the total funds) for the purchase and rehabilitation of ten (10) to fifteen (15) foreclosed upon properties for the purpose of providing rental homes for households and individuals earning less than 50% of area median income. The City intends to convey the properties to an eligible developer with a restrictive covenant placed on the land to ensure the desired use. The City proposes an activity that will be targeted at providing permanent housing for individuals that are aging out of the state's Foster Care Program.

Acquisition and Relocation:

The City has identified approximately (30) properties that are currently abandoned and/or boarded-up with extensive code liens that will be included in the NSP program. \$130,000 will be allocated for the demolition of these properties. Other considerations for demolition activities include structures that are deemed blighted as well as non-Homestead properties.

The City intends to purchase and rehabilitate twenty (20) to twenty-five (25) single-family units for resale to eligible buyer with income of no more than 120% of area median income. The resale of these will be sold to owner/occupants only. The City also proposes to provide a subsidy program that would provide a maximum of \$55,000, depending on the affordability needs of the buyer. Other terms of the subsidy program include, but are not limited to a 15-year secured mortgage. No repayment would be required unless property is sold, rented or transferred prior to completion of affordability period, zero (0) interest, no monthly repayment. Eligible buyers would also be required to attend an 8-hour Homebuyer Course.

Ten (10) to fifteen (15) foreclosed upon properties will be converted for the purpose of providing rental homes for households and individuals earning less than 50% of area median income. The target population for this activity will be individuals that are aging out of the state's Foster Care Program with the purpose of providing permanent housing. The City intends to convey the properties to an eligible developer with a restrictive covenant placed on the land to ensure the desired use.

Any program income generated by the sale, rental, redevelopment, rehabilitation, or any other eligible use that is in excess of the cost to acquire and redevelop (including reasonable development fees) shall be used in accordance with the provisions of Section 2301 of the Housing and Economic Recovery Act of 2008.

Public Comment:

No written comments were received during the 15-day comment period. The proposed uses of funds were advertised on the City's website as well as in the newspaper of population circulation. Additionally, the Department of Community Development hosted a City Council workshop/public hearing on October 30, 2008, at which time public comments were received.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$11,897,959.50
Total Budget	\$935,099.87	\$11,897,959.50
Total Obligated	\$935,099.87	\$9,236,413.10
Total Funds Drawdown	\$0.00	\$8,089,308.97
Program Funds Drawdown	\$0.00	\$5,986,217.99
Program Income Drawdown	\$0.00	\$2,103,090.98
Program Income Received	\$505,282.42	\$3,426,366.19
Total Funds Expended	(\$1,749,201.78)	\$8,696,814.36
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	\$1,029,917.85	\$0.00
Limit on Admin/Planning	\$686,611.90	\$367,155.98
Limit on State Admin	\$0.00	\$367,155.98

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,716,529.75	\$2,974,489.89

Overall Progress Narrative:

During the second quarter of 2012, the City of Miami Gardens sold 6 homes to eligible first time homebuyers resulting in \$505,282.42 of Program Income and acquired 2 more foreclosed and abandoned properties. During this period, the City executed a contract with an eligible buyer which is expected to close during the third quarter of 2012. There are currently 6 rehabilitation projects underway. The City continues its efforts in widening the contractors' base, through the second quarter of 2012, awarding 33 different general contractors the rehabilitation and redevelopment of these homes. The City continuously updates its rehabilitation specifications to include more energy efficiency updates and improvements.

**Adjustment was made to Project #3, Activity #3 in order to correct the "Total Funds Expended" which was reporting an erroneous figure. More explanation is available under the Activity Narrative.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NSP01-#1, Rehabilitation and Reconstruction of multifamily project	\$0.00	\$2,974,489.89	\$1,588,391.08
NSP01-#2, Demolition	\$0.00	\$130,000.00	\$68,249.30
NSP01-#3, Property Acquisition, Rehabilitation, and Financial	\$0.00	\$7,603,673.71	\$4,063,786.27
NSP01-#4, Program Administration	\$0.00	\$1,189,795.90	\$265,791.34
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

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Rehabilitation and Reconstruction of multifamily project

Projected End Date:

03/04/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Miami Gardens and sub-grantee

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 Miami Gardens and sub-grantee

Match Contributed

Apr 1 thru Jun 30, 2012

N/A

\$99,999.95

\$99,999.95

\$0.00

\$0.00

\$0.00

\$86,494.80

(\$571,948.85)

(\$571,948.85)

\$0.00

To Date

\$2,974,489.89

\$2,974,489.89

\$2,111,327.70

\$1,927,069.12

\$1,588,391.08

\$338,678.04

\$813,193.10

\$1,315,355.60

\$1,315,355.60

\$0.00

Activity Description:

This activity will include the purchase and rehabilitation of program eligible properties for further sale or conveyance. The City has several eligible homebuyers that meet this set-aside income requirement. As the homes purchased under this activity become ready, these buyers will be given an opportunity to purchase these homes. The homes that are not purchased will be conveyed to an eligible non-profit organization to be managed as a rental property for income eligible tenants. The agencies will be selected by way of Request For Qualifications Process (RFQ) and will be approved by City Council. We expect to convey approximately ten properties to eligible first time homebuyers.

Location Description:

Various Single Family Homes within the following Census Tracts:

0099.02, 0098.02, 0100.02, 0095.02, 0005.02, 0100.09, 0100.06, 0094.00, 0100.01, 0004.01, 0100.10, 0004.03, 0099.01, 0005.01, 0099.03, 0095.01, 0004.02, 0096.00, 0099.04.

Activity Progress Narrative:

The City benefited two additional households under this activity; one is a tenant-occupant who moved to the rental property that the City conveyed to a second non-for profit sub-recipient. The tenant is a household with an income under 30% AMI. The other beneficiary is a new first time homeowner with income under 50% AMI. The City is continuing its efforts to identify persons/families meeting the set-aside income criteria.

***City is making an adjustment to its total expenditures for this activity based on the direction received at the July 31 and



August 1st DRGR training. The adjustment are being made to reflect the actual expenditures once the properties have been sold and the buyers income levels have been identified. Properties purchased under the Set-Aside were not necessarily sold to buyers at this income level. In the same instance, there were properties purchased under Moderate Income activity that were subsequently sold to buyers at 50% or less of median income. The individual vouchers containing these expenditures will also be adjusted/corrected, This will be done for the following quarter.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	-4		7/15	
#Additional Attic/Roof Insulation	-2		7/15	
#Efficient AC added/replaced	-2		7/15	
#Replaced thermostats	-2		7/15	
#Replaced hot water heaters	-2		7/15	
#Light Fixtures (indoors) replaced	-10		35/45	
#Light fixtures (outdoors) replaced	-4		21/15	
#Refrigerators replaced	-2		7/15	
#Low flow toilets	-5		7/15	
#Low flow showerheads	-5		7/15	
# ELI Households (0-30% AMI)	1		1/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	-1		7/15	
# of Singlefamily Units	-1		7/15	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	2	-3	-1	7/15	0/0	7/15	100.00
# Owner Households	1	-3	-2	5/5	0/0	5/5	100.00
# Renter Households	1	0	1	2/10	0/0	2/10	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
2541 NW 152nd St	Miami Gardens		Florida	33054-2723	Match / Y
3801 NW 178th St	Miami Gardens		Florida	33055-3858	Match / Y

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

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Demolition

Projected End Date:

03/04/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Miami Gardens

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2012

N/A

To Date

\$130,000.00

Total Budget

\$0.00

\$130,000.00

Total Obligated

\$0.00

\$130,000.00

Total Funds Drawdown

\$0.00

\$79,456.15

Program Funds Drawdown

\$0.00

\$68,249.30

Program Income Drawdown

\$0.00

\$11,206.85

Program Income Received

\$0.00

\$0.00

Total Funds Expended

(\$25,076.37)

\$50,351.29

City of Miami Gardens

(\$25,076.37)

\$50,351.29

Match Contributed

\$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 period no properties were demolished. The City continues to work in conjunction with the Building Services Department to identify homes that meet the program criteria. We also continue to work on clearing title and planning for the redevelopment of those properties that have already been demolished.

***Adjustment is being made as per the DRGR session attended. The adjustment is being made to transfer expenditures that were originally charged to the demolition activity as the City did not own the properties. Once the City obtained title to the properties via administrative foreclosure, the property and its expenses had to be reassigned to a different activity as the demolition activity did not include for redevelopment of units.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	-4	5/11



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-6	5/11
# of Singlefamily Units	-6	5/11

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/8	0/3	0/11	0

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:	#3
Activity Title:	Acquisition

Activity Category:

Acquisition - general

Project Number:

NSP01-#3

Projected Start Date:

03/04/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Property Acquisition, Rehabilitation, and Financial

Projected End Date:

03/04/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Miami Gardens

Overall	Apr 1 thru Jun 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$3,618,818.89
Total Budget	\$0.00	\$3,618,818.89
Total Obligated	\$0.00	\$3,288,027.89
Total Funds Drawdown	\$0.00	\$3,286,560.74
Program Funds Drawdown	\$0.00	\$2,705,515.15
Program Income Drawdown	\$0.00	\$581,045.59
Program Income Received	\$418,787.62	\$2,374,834.77
Total Funds Expended	(\$3,031,536.38)	\$2,699,626.68
City of Miami Gardens	(\$3,031,536.38)	\$2,699,626.68
Match Contributed	\$0.00	\$0.00

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 sold 5 homes this quarter, 4 of these properties were purchased under this activity and one was purchased under Activity 1. However, all the buyers had incomes in excess of the set-aside limits; therefore, they are being reported under this activity. The program income is being reported per the activity where the expenses were originally reported. The City also acquired two more properties during the first quarter of 2012 for this activity.

***The figure being reported for "Total Funds Expended" for this quarter is showing an adjustment that is required in order to correct the expended amount for this Activity. It is believed that this figure was inserted during the period where original Activities 3,4, & 5 were consolidated into one Activity, which is now Activity No. 3. If this adjustment were not made, the total overall "Total Funds Expended" would be over-reported. This adjustment was not made prior in anticipation that HUD would make it directly.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	-31	0/36



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	-31	-31	0/0	0/36	0/36	0
# Owner Households	0	-31	-31	0/0	0/36	0/36	0

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: #4

Activity Title: Housing Rehabilitation-Single Family

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP01-#3

Projected Start Date:

07/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Property Acquisition, Rehabilitation, and Financial

Projected End Date:

03/04/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Miami Gardens

Overall

	Apr 1 thru Jun 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$3,963,399.40
Total Budget	\$331,915.92	\$3,963,399.40
Total Obligated	\$331,915.92	\$2,495,806.19
Total Funds Drawdown	\$0.00	\$2,407,611.56
Program Funds Drawdown	\$0.00	\$1,336,815.70
Program Income Drawdown	\$0.00	\$1,070,795.86
Program Income Received	\$0.00	\$238,338.32
Total Funds Expended	\$1,873,229.55	\$4,107,640.58
City of Miami Gardens	\$1,873,229.55	\$4,107,640.58
Match Contributed	\$0.00	\$0.00

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:

For reporting purposes the Accomplishments Performance Measures being reported under this activity pertain to the 5 properties reported under Activity 3. The City has completed rehabilitation on 44 homes and has another 6 homes underway that are expected to close in the third quarter of the year. In addition, the City demolished during this quarter 2 blighted homes. These vacant lots are going to be redeveloped to host new housing units. The City continues its efforts in increasing the pool of contractors performing these jobs. The projects are advertised in a local trade newspaper and posted on a procurement website available to all registered participants.

**Adjustment has been made to the total beneficiaries, households and income levels to correct the prior reportings as per DRGR guidance received on July 31st and August 1st. The accomplishments and details regarding the beneficiaries are being reported on this activity to avoid duplication and to properly report income levels. The totals are correct, only showing those households at the moderate income level, those at the middle income level (over 80%) are included in the totals. All low income households are reported under the Set-Aside activity.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	13	36/36
#Additional Attic/Roof Insulation	13	36/36
#Efficient AC added/replaced	13	36/36
#Replaced thermostats	13	36/36
#Replaced hot water heaters	13	36/36
#Light Fixtures (indoors) replaced	104	200/72
#Light fixtures (outdoors) replaced	52	103/72
#Refrigerators replaced	13	36/36
#Low flow toilets	13	52/54
#Low flow showerheads	13	46/54

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	13	36/36
# of Singlefamily Units	13	36/36

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	16	36	0/0	16/36	36/36	44.44
# Owner Households	0	16	36	0/0	16/36	36/36	44.44

Activity Locations

Address	City	County	State	Zip	Status / Accept
19450 NW 6th Ave	Miami Gardens		Florida	33169-3566	Match / Y
3840 NW 208 Street	Miami Gardens		Florida	33056-	Match / N
17620 NW 8th Ave	Miami Gardens		Florida	33169-4703	Match / Y
1761 NW 175th St	Miami Gardens		Florida	33056-4953	Match / Y
16950 NW 40th Ave	Miami Gardens		Florida	33055-4507	Match / Y

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

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Property Acquisition, Rehabilitation, and Financial

Projected End Date:

09/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Miami Gardens

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2012

N/A

To Date

\$21,455.42

Total Budget

\$0.00

\$21,455.42

Total Obligated

\$0.00

\$21,455.42

Total Funds Drawdown

\$0.00

\$21,455.42

Program Funds Drawdown

\$0.00

\$21,455.42

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$21,455.42

City of Miami Gardens

\$0.00

\$21,455.42

Match Contributed

\$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:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	-9	-9	0/0	0/36	0/36	0
# Owner Households	0	-9	-9	0/0	0/36	0/36	0

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

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Program Administration

Projected End Date:

03/31/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Miami Gardens

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 Miami Gardens

Match Contributed

Apr 1 thru Jun 30, 2012

N/A

\$503,184.00

\$503,184.00

\$0.00

\$0.00

\$0.00

\$0.00

\$6,130.27

\$6,130.27

\$0.00

To Date

\$1,189,795.90

\$1,189,795.90

\$1,189,795.90

\$367,155.98

\$265,791.34

\$101,364.64

\$0.00

\$514,404.79

\$514,404.79

\$0.00

Activity Description:

Administration of entire NSP (round 1).

Location Description:

city Wide

Activity Progress Narrative:

Administrative Expenses were mostly for advertising, supplies and credit reports.

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

