

Grantee: Miami Gardens City, FL

Grant: B-08-MN-12-0017

April 1, 2010 thru June 30, 2010 Performance Report

Grant Number:

B-08-MN-12-0017

Grantee Name:

Miami Gardens City, FL

Grant Amount:

\$6,866,119.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

Disasters:**Declaration Number**

NSP

Plan Description:**Recovery Needs:****Obligation Date:****Award Date:****Contract End Date:****Review by HUD:**

Reviewed and Approved

Overall**Total Projected Budget from All Sources****Total CDBG Program Funds Budgeted****Program Funds Drawdown****Obligated CDBG DR Funds****Expended CDBG DR Funds****Match Contributed****Program Income Received****Program Income Drawdown****This Report Period**

N/A

N/A

\$737,849.80

\$1,477,029.67

\$755,047.94

\$0.00

\$202,604.10

\$0.00

To Date

\$6,866,119.00

\$6,866,119.00

\$3,383,973.03

\$5,498,152.88

\$3,846,209.61

\$0.00

\$202,604.10

\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	2.609%
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 has worked effortlessly to continue obligating funds and successfully carrying out the proposed activities. During this quarter, the City outlined a specific plan to address the lack of obligated funds for Activity #1 (25% Set-Aside) which included seeking assistance from outside sources recommended by HUD. The progress made in this activity is indicative of the City's commitment and ability to meet the program goals.

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	\$247,754.15	\$1,716,529.70	\$388,333.10
NSP01-#2, Demolition	\$775.00	\$130,000.00	\$20,286.00
NSP01-#3, Property Acquisition, Rehabilitation, and Financial	\$446,416.45	\$4,332,977.40	\$2,773,926.33
NSP01-#4, Program Administration	\$42,904.20	\$686,611.90	\$201,427.60
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

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Rehabilitation and Reconstruction of multifamily project

Projected End Date:

09/30/2010

Responsible Organization:

City of Miami Gardens and sub-grantee

Overall	Apr 1 thru Jun 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	\$247,754.15	\$388,333.10
Obligated CDBG DR Funds	\$982,528.15	\$1,106,944.41
Expended CDBG DR Funds	\$380,761.57	\$650,341.34
City of Miami Gardens and sub-grantee	\$380,761.57	\$650,341.34
Match Contributed	\$0.00	\$0.00
Program Income Received	\$139,709.16	\$139,709.16
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:

During the last quarter, HUD monitored the City and advised of their concern regarding the lack of obligated funds for this activity. The City addressed HUD's concern by setting in place a plan that would quickly identify eligible properties and begin rehabilitation, ultimately obligating the set-aside funds. Through June 30th, the City has acquired a total of 10 properties and has another 9 properties under contract pending closing. During the quarter 4 rehabilitations projects were awarded and another 4 projects were advertised and put out for bids. We have several pre-approved buyers meeting the income requirements for this activity and will continue to identify additional buyers.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	2	0/0	0/0	16/1
# of Households benefitting	2	0	2	2/150	0/0	8/150

Activity Locations

Address	City	State	Zip
1710 NW 180 Terrace	Miami Gardens	NA	33169
19116 NW 33 Court	Miami Gardens	NA	33055

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

Activity Status:

Under Way

Project Number:

NSP01-#2

Project Title:

Demolition

Projected Start Date:

03/04/2009

Projected End Date:

09/30/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Miami Gardens

Overall

Apr 1 thru Jun 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	\$775.00	\$20,286.00
Obligated CDBG DR Funds	\$2,489.00	\$22,000.00
Expended CDBG DR Funds	\$11,684.00	\$31,195.00
City of Miami Gardens	\$11,684.00	\$31,195.00
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 quarter, Staff has identified several properties within the City that are blighted and have been deemed unsafe by the City's Building Official. The City has purchased two of these properties and has a third under contract. Once demolished, the City will redevelop these properties with the goal of selling the property to an eligible buyer. We expect to obligate 100% of the funds allocated to this activity during the month of July.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	2/20
# of Households benefitting	0	0	0	0/0	0/12	0/20

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

Activity Status:

Under Way

Project Number:

NSP01-#3

Project Title:

Property Acquisition, Rehabilitation, and Financial

Projected Start Date:

03/04/2009

Projected End Date:

09/30/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Miami Gardens

Overall**Apr 1 thru Jun 30, 2010****To Date**

Total Projected Budget from All Sources	N/A	\$2,500,000.00
Total CDBG Program Funds Budgeted	N/A	\$2,500,000.00
Program Funds Drawdown	\$158,999.31	\$2,057,899.79
Obligated CDBG DR Funds	\$492,500.65	\$2,311,055.68
Expended CDBG DR Funds	\$279,863.90	\$2,038,196.31
City of Miami Gardens	\$279,863.90	\$2,038,196.31
Match Contributed	\$0.00	\$0.00
Program Income Received	\$62,894.94	\$62,894.94
Program Income Drawdown	\$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:

During this quarter, the City closed on the sale of 1 property to an eligible buyer and have contracts to re-sell another 8 properties. The City purchased 2 additional properties and have 10 properties under contract for a total of 24 properties. We expect to close on these during the months of July and August.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	25/35
# of Households benefitting	0	1	1	0/0	1/18	18/35

Activity Locations

Address	City	State	Zip
20915 NW 32 Court	Miami Gardens	NA	33056

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

Activity Status:

Under Way

Project Number:

NSP01-#3

Project Title:

Property Acquisition, Rehabilitation, and Financial

Projected Start Date:

07/01/2009

Projected End Date:

12/31/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Miami Gardens

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$1,457,977.42
Total CDBG Program Funds Budgeted	N/A	\$1,457,977.42
Program Funds Drawdown	\$282,495.82	\$695,348.72
Obligated CDBG DR Funds	\$632,660.41	\$996,541.11
Expended CDBG DR Funds	\$29,127.83	\$749,988.82
City of Miami Gardens	\$29,127.83	\$749,988.82
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

The City has taken a steadfast approach in rehabilitating the acquired properties expeditiously yet responsibly addressing code and building violations. In addition, the City has taken great effort to incorporate energy efficient improvements in all the rehabilitation projects. During this reporting period, the City awarded 5 new rehabilitation projects, has 9 underway and has successfully completed 9 projects.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	15/25
# of Households benefitting	0	0	0	0/0	0/18	6/25

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

Activity Status:

Under Way

Project Number:

NSP01-#3

Project Title:

Property Acquisition, Rehabilitation, and Financial

Projected Start Date:

10/01/2009

Projected End Date:

09/30/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Miami Gardens

Overall**Apr 1 thru Jun 30, 2010****To Date**

Total Projected Budget from All Sources	N/A	\$374,999.98
Total CDBG Program Funds Budgeted	N/A	\$374,999.98
Program Funds Drawdown	\$4,921.32	\$20,677.82
Obligated CDBG DR Funds	(\$1,000,000.00)	\$374,999.98
Expended CDBG DR Funds	\$5,698.92	\$5,698.92
City of Miami Gardens	\$5,698.92	\$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 City has found that as we serve two roles in the re-sale process, as the property seller and the subsidy provider, any costs or subsidy being provided to the homebuyer is actually reduced from the sale proceeds. This limits the number of transactions required for the funding of a re-sale and facilitates the process. We anticipate submitting an amendment reallocating these funds to another activity. The funds expended during this quarter are primarily administrative costs associated with the pre-qualification and mortgage process.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Households benefitting	0	0	0	0/0	0/18	25/35

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

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Program Administration

Projected End Date:

03/31/2013

Responsible Organization:

City of Miami Gardens

Overall

Apr 1 thru Jun 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

\$42,904.20

\$201,427.60

Obligated CDBG DR Funds

\$366,851.46

\$686,611.70

Expended CDBG DR Funds

\$47,911.72

\$370,789.22

City of Miami Gardens

\$47,911.72

\$370,789.22

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

Administration of entire NSP (round 1).

Location Description:

city Wide

Activity Progress Narrative:

During this reporting period, the City implemented allocating administrative costs to the appropriate activities versus charging all administrative costs to this activity. The amount expended for this period is reflective of the change.

Performance Measures

No 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:	NSP01-#7
Activity Title:	Re-development of housing units

Activity Category:

Construction of new housing

Activity Status:

Planned

Project Number:

NSP01-#7

Project Title:

Re-development of vacant land

Projected Start Date:

12/31/2010

Projected End Date:

12/31/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Miami Gardens-Community Development

Overall

Apr 1 thru Jun 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
City of Miami Gardens-Community Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity will consist of new housing construction on vacant parcels.

Location Description:

Citywide in designated census tracts

Activity Progress Narrative:

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	0/10

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
