

Grantee: Miramar, FL

Grant: B-11-MN-12-0018

April 1, 2011 thru June 30, 2011 Performance Report

Grant Number:

B-11-MN-12-0018

Obligation Date:**Grantee Name:**

Miramar, FL

Award Date:**Grant Amount:**

\$2,321,827.00

Contract End Date:

03/08/2014

Grant Status:

Active

Review by HUD:

Original - In Progress

QPR Contact:

Shekeria Brown

Disasters:**Declaration Number**

NSP

Narratives**Summary of Distribution and Uses of NSP Funds:**

The City used NSP1 funds to address 71 units within its NSP1 target area. Among those 71 units, 47 were purchased directly by low-to-middle income households. The remaining 24 were acquired and rehabilitated by the City for resale to low- to- middle income households.

The City mapped its NSP1 assisted properties and used this data as a starting point for identifying potential NSP3 target areas. Since all of the NSP1 assisted units were purchased after July 2009, those REO units are being counted toward addressing 20% of the units within the target area identified for NSP3.

The City's NSP3 award, potential NSP1 program income, and average subsidy likely needed, were used to calculate how many units could be addressed and ultimately determined the size of the NSP3 area.

The City's NSP3 target area is bordered by Miramar Parkway to the North, Fairway Boulevard to the South, University Drive to the West and the Turnpike to the East. This area is located within Census Tract 110402, Block Group 2. The proposed NSP3 target area consists of 892 housing units and has a NSP3 score of 20, which is the maximum score an area can receive. Between 2004 and 2007, the area had 732 new mortgages. There were 117 foreclosure starts in the past 12 months and 35 foreclosures between July 2009 and June 2010. According to the HUD NSP mapping tool, a total of 23 properties need to be assisted in the area to address 20% of the REO properties and have a visible impact.

The City facilitated the financing or acquisition of 8 properties in the NSP3 area between July 2009 and December 2010. It proposes to address approximately 16 more properties in this area with its NSP3 funding.

Current market analysis was used to assess the current REO inventory as well as future delinquencies in this area.

*The HUD NSP3 mapping tool looks at total REO units from July 2009 to June 2010 and estimates the 20% impact based on that number.

How Fund Use Addresses Market Conditions:

The funded activities are designed to address the abundance of vacant foreclosed properties in the City by facilitating the purchase of them by qualified low to middle income buyers with conventional, FHA and other approved loan products with responsible lending guidelines. The purchase assistance and rehabilitation programs will address the market demand for quality affordable housing. The primary purpose of the rehabilitation assistance is to provide repairs necessary to ensure safe and decent housing, and eliminate any instances of substandard housing in the market.

Ensuring Continued Affordability:

The City will maintain affordability of NSP assisted housing by implementing a 15 year affordability period. The City will utilize recapture provisions that require the City receive 100% of the NSP funding invested on an assisted unit or a portion of it should that housing unit cease to be the primary residence of the household receiving the assistance for the duration of the period of affordability.

Definition of Blighted Structure:

The City of Miramar's Municipal Code addresses blighted structures through references to property maintenance in "Chapter 10, Health Sanitation and Nuisances". The finding and declaration of the City's property maintenance policy addresses when a structure may lead to blighting conditions.

Chapter 10 Health, Sanitation and Nuisances
Article VII - Property Maintenance. (Ord. No. 91-33)

ARTICLE VII. PROPERTY MAINTENANCE

Sec. 10-118. Findings and declaration of policy.

It is hereby found and declared that there exist in the city structures used for residential and nonresidential use which are, or may become in the future, substandard with respect to structure, equipment or maintenance, or further, that such conditions, including but not limited to structural deterioration, lack of maintenance and appearance of exterior premises, infestation, lack of essential utilities and facilities, existence of fire hazards, inadequate provisions for light and air, unsanitary conditions and overcrowding, constitute a menace to the health, safety, welfare and reasonable comfort of the citizens and inhabitants of the city. It is further found and declared that, by reason of lack of maintenance and because of progressive deterioration, certain properties have the further effect of creating blighting conditions and initiating slums, and that if the same are not curtailed and moved, these conditions will grow and spread and will necessitate in time the expenditure of large amounts of public funds to correct and eliminate the same, and that by reason of timely regulations and restrictions as herein contained, the growth of slums and blight may be prevented and the neighborhood and property values thereby maintained, the desirability and amenities of residential and nonresidential uses and neighborhoods enhanced, and the public health, safety and welfare protected and fostered.

(Ord. No. 91-33, § 3, 6-5-91)

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.

Definition of Affordable Rents:

The City will utilize the HOME affordable rents as published and currently available should it decide to undertake rental unit development.

Housing Rehabilitation/New Construction Standards:

The City of Miramar will use adopted rehabilitation standards to guide all work specifications written for NSP rehabilitated properties. The City's rehabilitation standards to the extent feasible, incorporate "green" rehabilitation techniques to the areas addressed in the City's residential rehabilitation standards document. The areas addressed include:

- A. Exterior Surface
- B. Foundations and Structures
- C. Windows and Doors
- D. Roofing
- E. Insulation/Ventilation
- F. Interior Standards (Including Lead and Asbestos Compliance)
- G. Electrical
- H. Plumbing, HVAC and other major mechanical systems.

The City's residential rehabilitation standards comply with all applicable state and local building codes and Federal regulations that govern the CDBG/NSP program.

Vicinity Hiring:

To the maximum extent possible, the City will utilize Section 3 guidelines to hire residents from the local vicinity to carry out any aspect of this activity should the need arise for additional employees or contractors.

The City's Section 3 (Local Jobs Initiative) forms are being incorporated into RFQ processes for NSP3. Contractors will have to submit the required forms regarding Section 3 preference and certification with the RFQ package and will provide current labor needs and proposed labor needs.

Contractors will have to submit an updated report regarding their labor needs as well as the labor needs of their sub contractors (if they are using subs to meet their goals) for the specific job they are being awarded. This information will be collected prior to a Notice to Proceed being issued. The jobs utilized to meet Section 3 compliance, will once again be verified prior to the release of final payment to the contractor. Numerical goals and a hiring scale have been established for this effort.

Any professional services utilized are also subject to Section 3 compliance for new hires.

The City's Program Administrator will develop resources to provide training and employment opportunities to Section 3 residents by one or all of the following: posting training opportunities, contacting neighborhood organizations, and including section 3 provisions in contracts.

Procedures for Preferences for Affordable Rental Dev.:

The City will not be undertaking rental development.

Grantee Contact Information:

Gus Zambrano, AICP
Director
City of Miramar Economic Development and Revitalization Department

2200 Civic Center Place
Miramar Florida 33025

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$2,321,827.00
Total CDBG Program Funds Budgeted	N/A	\$2,321,827.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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	\$348,274.05	\$0.00
Limit on Admin/Planning	\$232,182.70	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$232,182.70	\$232,182.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$580,456.75	\$580,457.00

Overall Progress Narrative:

As of June 30, 2011, there are no properties under contract to be assisted with NSP3 funds. In the quarter beginning July 1, 2011, the City will open its program after priority has been given to the existing NSP waiting list.

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
Admin-005-3, Planning and Admin	\$0.00	\$232,182.00	\$0.00
PA-001, Financing Mechanism (51-120% AMI)	\$0.00	\$503,063.00	\$0.00
PA-003, Financing Mechanism (50% AMI or Below)	\$0.00	\$290,229.00	\$0.00
Rehab-0004, Rehabilitation (50% AMI or Below)	\$0.00	\$290,228.00	\$0.00
Rehab-002, Rehabilitation (51-120% AMI)	\$0.00	\$1,006,125.00	\$0.00

Activities

Grantee Activity Number: Admin 053

Activity Title: Admin 05 - City

Activity Category:

Administration

Project Number:

Admin-005-3

Projected Start Date:

03/08/2011

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Planning and Admin

Projected End Date:

03/08/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Miramar

Overall

Apr 1 thru Jun 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$58,045.00
Total CDBG Program Funds Budgeted	N/A	\$58,045.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
City of Miramar	\$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 fund the planning and administrative costs related to overseeing the program, reporting and other general administrative activities. The administration of the program will be administered in by the City and City's contracted program administrator.

Location Description:

N/A

Activity Progress Narrative:

As of June 30, 2011, there are no properties under contract to be assisted with NSP3 funds. In the quarter beginning July 1, 2011, the City will open its program after priority has been given to the existing NSP waiting list.

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:	Admin 063
Activity Title:	Program Administration - Contractual

Activity Category:

Administration

Project Number:

Admin-005-3

Projected Start Date:

03/08/2011

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Planning and Admin

Projected End Date:

03/14/2011

Completed Activity Actual End Date:

Responsible Organization:

Community Redevelopment Associates of Florida

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$174,137.00
Total CDBG Program Funds Budgeted	N/A	\$174,137.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Community Redevelopment Associates of Florida	\$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 fund the planning and administrative costs related to overseeing the program, reporting and other general administrative activities. The administration of the program will be administered in by the City and City’s contracted program administrator.

Location Description:

N/A

Activity Progress Narrative:

The City has procured a consultant, Community Redevelopment Associates of Florida, Inc. to assist with the administration of NSP 3 activities. CRA’s role will include administrative and direct service 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

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: PA 013
Activity Title: Purchase Assistance-S. Family Units (51-120%

Activity Category:
 Homeownership Assistance to low- and moderate-income

Activity Status:
 Planned

Project Number:
 PA-001

Project Title:
 Financing Mechanism (51-120% AMI)

Projected Start Date:
 03/08/2011

Projected End Date:
 03/08/2014

Benefit Type:
 Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 City of Miramar

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$503,063.00
Total CDBG Program Funds Budgeted	N/A	\$503,063.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
City of Miramar	\$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:

The City of Miramar will make available financing mechanisms with favorable terms to eligible homebuyers with various options to be applied towards the costs of purchasing an NSP eligible property.

Location Description:

The City’s NSP 3 target area is bordered by Miramar Parkway to the North, Fairway Boulevard to the South, University Drive to the West and the Turnpike to the East.

Activity Progress Narrative:

As of June 30, 2011, there are no properties under contract to be assisted with NSP3 funds. In the quarter beginning July 1, 2011, the City will open its program after priority has been given to the existing NSP waiting list.

Accomplishments Performance Measures

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

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	0/6	0/12	0
# Owner Households	0	0	0	0/0	0/6	0/12	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:	PA 033
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:

03/08/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Planned

Project Title:

Financing Mechanism (50% AMI or Below)

Projected End Date:

03/08/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Miramar

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$290,229.00
Total CDBG Program Funds Budgeted	N/A	\$290,229.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
City of Miramar	\$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 sets aside funds for households at 50% of the AMI or less of the area median income (AMI). The City of Miramar will make available financing mechanisms with favorable terms to eligible homebuyers with various options to be applied towards the costs of purchasing an NSP eligible property

Location Description:

The City's NSP 3 target area is bordered by Miramar Parkway to the North, Fairway Boulevard to the South, University Drive to the West and the Turnpike to the East.

Activity Progress Narrative:

As of June 30, 2011, there are no properties under contract to be assisted with NSP3 funds. In the quarter beginning July 1, 2011, the City will open its program if funds remain after priority has been given to the existing NSP waiting list.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/4
# of Singlefamily Units	0	0/4

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/4	0/0	0/4	0
# Owner Households	0	0	0	0/4	0/0	0/4	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:	Rehab 023
Activity Title:	Rehabilitation-S. Family Units (51-120% AMI)

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Planned

Project Number:
Rehab-002

Project Title:
Rehabilitation (51-120% AMI)

Projected Start Date:
03/08/2011

Projected End Date:
03/08/2014

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Miramar

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,006,125.00
Total CDBG Program Funds Budgeted	N/A	\$1,006,125.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
City of Miramar	\$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:

The City is providing home repair assistance to households, who received NSP funds to purchase an eligible home. The activity is made possible by the financial mechanisms in place as permitted by the above CDBG entitlement regulations and NSP eligible uses.

Location Description:

The City’s NSP 3 target area is bordered by Miramar Parkway to the North, Fairway Boulevard to the South, University Drive to the West and the Turnpike to the East.

Activity Progress Narrative:

As of June 30, 2011, there are no properties under contract to be assisted with NSP3 funds. In the quarter beginning July 1, 2011, the City will open its program after priority has been given to the existing NSP waiting list.

Accomplishments Performance Measures

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

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	0/6	0/12	0
# Owner Households	0	0	0	0/0	0/6	0/12	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:	Rehab 043
Activity Title:	Rehabilitation-S. Family Units (50% AMI or Below)

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Planned

Project Number:
Rehab-0004

Project Title:
Rehabilitation (50% AMI or Below)

Projected Start Date:
03/08/2011

Projected End Date:
03/08/2014

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
NSP Only - LH - 25% Set-Aside

Responsible Organization:
City of Miramar

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$290,228.00
Total CDBG Program Funds Budgeted	N/A	\$290,228.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
City of Miramar	\$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:

The City is providing home repair assistance to households, who received NSP funds to purchase an eligible home. The activity is made possible by the financial mechanisms in place as permitted by the above CDBG entitlement regulations and NSP eligible uses.

Location Description:

The City’s NSP 3 target area is bordered by Miramar Parkway to the North, Fairway Boulevard to the South, University Drive to the West and the Turnpike to the East.

Activity Progress Narrative:

As of June 30, 2011, there are no properties under contract to be assisted with NSP3 funds. In the quarter beginning July 1, 2011, the City will open its program after priority has been given to the existing NSP waiting list.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/4
# of Singlefamily Units	0	0/4

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/4	0/0	0/4	0
# Owner Households	0	0	0	0/4	0/0	0/4	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
