

Oct 1, 2009 thru Dec 31, 2009 Performance Report

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

Obligation Date:

Grantee Name:
Miramar, FL

Award Date:

Grant Amount:
\$9,312,658.00

Contract End Date:

Grant Status:
Active

Reviewed By HUD:
Original - In Progress

Submitted By:
No Submitter Found

Disasters: Declaration Number

NSP

Plan Description:

The City of Miramar received an abandonment scoer of 10.2% which is considered high risk according to HUD. This is in comparison an overall abandonment score Of 8.0% for the entire State of Florida. Miramar is ranked second amongst South Florida cities with the hgihest number of foreclosures. In addition if had the highest YTD Foreclosure Rate according to 2007 data.

Recovery Needs:

The City needs to prioritize assistance to the the areas east of Palm Avenue and west of State Road 7. This is the area that show the greatest risk of further decline according to the data. These areas post double digit foreclosure rates according to huduser.org.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	9,312,658
Total CDBG Program Funds Budgeted	N/A	9,312,658
Program Funds Drawdown	0	318,754.28
Obligated CDBG DR Funds	881,585.4	1,280,339.68
Expended CDBG DR Funds	948,460.58	948,460.58
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99	46.34
Minimum Non-Federal Match	0	0
Limit on Public Services	1,396,898.7	0
Limit on Admin/Planning	931,265.8	308,867.58
Limit on State Admin	0	0

Progress Toward Activity Type Targets

Activity Type	Target	Actual
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Progress Toward National Objective Targets

National Objective	Target	Actual
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Overall Progress Narrative:

As of December 31, 2009 the City of Miramar has facilitated the purchase of sixteen (16) properties in the City's NSP eligible areas and had eight (8) additional properties under contract with scheduled closing dates in Jan 2010. All properties are single-family (1 to 4 units). Properties that have been purchased have transferred to the home repair aspect of the City's neighborhood stabilization program.

The City has increased its pool of applicants to 236 mortgage approved prospective homebuyers. As of December 31, 2009, 118 had received Notices of Eligibility and an additional 80 applications were in processing. The remaining applications will be processed in the first quarter of 2010 pending funding. More applications may be accepted pending funding.

In December 2009, the City initiated an amendment process to increase the amount of funding available to address home repairs. The proposed additional funding will allow the City's NSP program to completely address, code, health/safety and repairs necessary to bring the unit to a standard acceptable to the City.

The City's registered lenders and the network of real estate professionals working with the City's program has been instrumental to the progress of the program to date. The City's NSP program has a network of lenders who are able to close on properties despite of repair needs. This has allowed some properties to be purchased by NSP buyers and rehabilitated directly by the NSP program.

The City continues to seek out listing agents, asset managers and institutions with banked owned real estate who are interested in working directly with the NSP program.

Funds expended by the City during the 4th quarter of 2009 will be drawn as a reimbursement in January 2010.

Project Summary

Project#, Project Title	This Report Period		To Date	
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	0	0	0	0

Admin. 005, Administration	0	0	931,265.8	218,754.28
NSP, Neighborhood Stabilization Program	0	0	0	0
PA-001, Financing Mechanism (51-120% AMI)	0	0	3,026,613.85	40,000
PA-003, Financing Mechanism (50% AMI or Below)	0	0	1,164,082.25	60,000
Rehab-002, Rehabilitation (51-120% AMI)	0	0	3,026,613.85	0
Rehab-004, Rehabilitation (50% AMI or Below)	0	0	1,164,082.25	0

Project/Activity Index:

Project #	Project Title	Grantee Activity #	Activity Title
Admin. 005	Administration	Admin 05	Program Administration
		Admin 06	Program Administration
PA-001	Financing Mechanism (51-120% AMI)	PA 01	Purchase Assistance-S. Family Units (51-120% AMI)
PA-003	Financing Mechanism (50% AMI or Below)	PA 03	Purchase Assistance-SF Units (50% AMI or Below)
Rehab-002	Rehabilitation (51-120% AMI)	Rehab 02	Rehabilitation-S. Family Units (51-120% AMI)
Rehab-004	Rehabilitation (50% AMI or Below)	Rehab 04	Rehabilitation-S. Family Units (50% AMI or Below)

Activities

Grantee Activity Number:

Admin 05

Activity Title:

Program Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

Admin. 005

Project Title:

Administration

Projected Start Date:

03/29/2008

Projected End Date:

08/31/2010

National Objective:

N/A

Responsible Organization:

City of Miramar

	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	419,069.61
Total CDBG Program Funds Budgeted	N/A	419,069.61
Program Funds Drawdown	0	4,729.28
Obligated CDBG DR Funds	1,419.03	6,148.31
Expended CDBG DR Funds	13,392.58	13,392.58
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
No Performance Measures Found						

Activity Description:

Plan and implement Neighborhood Stabilization Program activities.

Location Description:

N/A

Activity Progress Narrative:

The City oversees all expenditures, reporting activities and processes all invoices for payment and reimbursement.

The City and its consultant are reviewing Section 3 policies to ensure opportunities for Section 3 qualified businesses and residents to participate in NSP activities.

Activity Location:

Address	City	State	Zip
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Subtotal Match Sources 0

Other Funding Sources	Amount
Neighborhood Stabilization Program	0
Total Other Funding Sources	0

Grantee Activity Number:
Admin 06

Activity Title:
Program Administration

Activity Category:
Administration

Activity Status:
Under Way

Project Number:
Admin. 005

Project Title:
Administration

Projected Start Date:
03/29/2008

Projected End Date:
08/31/2009

National Objective:
N/A

Responsible Organization:
CRA of Florida, Inc.

	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	512,196.19
Total CDBG Program Funds Budgeted	N/A	512,196.19
Program Funds Drawdown	0	214,025
Obligated CDBG DR Funds	67,875	281,900
Expended CDBG DR Funds	295,475	295,475
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
No Performance Measures Found						

Activity Description:

Plan and implement Neighborhood Stabilization Program activities.

Location Description:

N/A

Activity Progress Narrative:

The City's consultant processed program applications, issued notices of eligibility to income qualified prospective buyers, reviewed purchase transactions for compliance and provided construction management services to the City's NSP's home repair activities.

As of December 31, 2009, 113 prospective buyers had been issued notices of eligibility for NSP assistance purchase and home repair assistance.

The City and its consultant prepared an amendment to increase the amount of funding available per unit for home repair assistance. The amendment is scheduled to go before the City commission for approval in January 2010 and then be transmitted to HUD for approval.

The City and its consultant are reviewing Section 3 policies to ensure opportunities for Section 3 qualified businesses and residents to participate in NSP activities.

Activity Location:

Address	City	State	Zip
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Subtotal Match Sources	0
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Other Funding Sources	Amount
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Neighborhood Stabilization Program	0
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Total Other Funding Sources	0
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Grantee Activity Number:

PA 01

Activity Title:

Purchase Assistance-S. Family Units (51-120% AMI)

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:
03/02/2009

Projected End Date:
09/02/2010

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Miramar

	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	3,026,613.85
Total CDBG Program Funds Budgeted	N/A	3,026,613.85
Program Funds Drawdown	0	40,000
Obligated CDBG DR Funds	393,380	473,380
Expended CDBG DR Funds	399,930	399,930
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	10	0/0	0/0	12/75
# of Households benefitting	0	10	10	0/0	12/30	12/75

Activity Description:

This activity sets aside funds for households at 51%-120% of the area median income (AMI). The activity is designed to address the abundance of vacant foreclosed homes in the city by facilitating the purchase of them by qualified moderate and middle income buyers. It will also address the need of high cost and subprime loans in priority neighborhoods. Only conventional, FHA and other approved loan products with responsible lending guidelines are permitted. Funds for households at 50% AMI have been set-aside under a separate activity.

Location Description:

Priority Target Area – Eastern Border: State Road 7, Western Border: Palm Avenue, Northern Border: Pembroke Road, Southern Border: Countyline Road
Census Tracts: 110319, 110320, 110403, 110404, 91500, 100801, 110500, 110402, 110323

Activity Progress Narrative:

As of December 31, 2009, one hundred eighteen (118) of the City's 226 applicants have been

determine eligible for NSP assistance. Sixteen (16) properties in total had been purchased as of December 31, 2009.

Twelve (12) properties have been purchased by households within the moderate to middle income category Ten (10) of the purchase transactions took place during this reporting period.

As of December 31, 2009 there were eight (8) more properties under contract scheduled to closed in Jan 2010 and be occupied by moderate to middle income households.

Funding is being committed on a first-come first serve basis to all eligible applicants once a purchase contract has been executed by seller and buyer.

Activity Location:

Address	City	State	Zip
6970 SW 26th Street	Miramar	NA	33023
3813 S. Lake Terrace	Miramar	NA	33023
741 Shalimar St	Miramar	NA	33023
8762 SW 21st Ct	Miramar	NA	33026
1799 SW 84th Place	Miramar	NA	33025
3404 Nassau Dr	Miramar	NA	33023
7660 Miramar Parkway	Miramar	NA	33023
891 Andora Drive	Miramar	NA	33025
9540 W. Daffadile Lane	Miramar	NA	33025
3832 SW 70th Ave #4W	Miramar	NA	33023
8620 W. Long Acre Drive	Miramar	NA	33025
7921 Granada Blvd	Miramar	NA	33023

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Subtotal Match Sources	0
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Other Funding Sources	Amount
Neighborhood Stabilization Program	0
Total Other Funding Sources	0

Grantee Activity Number:

PA 03

Activity Title:

Purchase Assistance-SF Units (50% AMI or Below)

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Planned

Project Number:

PA-003

Project Title:

Financing Mechanism (50% AMI or Below)

Projected Start Date:

01/08/2009

Projected End Date:

06/30/2010

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Miramar

	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	1,164,082.25
Total CDBG Program Funds Budgeted	N/A	1,164,082.25
Program Funds Drawdown	0	60,000
Obligated CDBG DR Funds	180,000	240,000
Expended CDBG DR Funds	239,663	239,663
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	3	0/0	0/0	4/20
# of Households benefitting	3	0	3	4/20	0/0	4/20

Activity Description:

The city is providing assistance to households, who received NSP funds to purchase an eligible home, to use additional NSP funds to make minor repairs and energy efficient improvements to the home. The activity is made possible by the financial mechanisms in place as permitted by the above CDBG entitlement regulations and NSP eligible uses. The primary purpose of the rehabilitation assistance is to provide repairs necessary to ensure safe and decent housing, eliminate any instances of substandard housing. It is also intended to preserve the city's affordable housing stock which had previously been foreclosed on/vacant and purchased by eligible VLI/LI buyers through the city's NSP activities.

Location Description:

Priority Target Area – Eastern Border: State Road 7, Western Border: Palm Avenue, Northern Border: Pembroke Road, Southern Border: Countyline Road
Census Tracts: 110319, 110320, 110403, 110404, 91500, 100801, 110500, 110402, 110323

Activity Progress Narrative:

As of December 31, 2009, one hundred eighteen (118) of the City's 226 applicants have been determine eligible for NSP assistance. Sixteen (16) properties in total had been purchased as of December 31, 2009.

As of December 31, 2009, four (4) properties have been purchased by low income households. Three (3) of the purchase transactions took place during this reporting period.

As of December 31, 2009 there was one (1) more property under contract scheduled to closed in January 2010 and be occupied by a low income household.

Funding is being committed on a first-come, first serve basis to all eligible applicants once a purchase contract has been executed by seller and buyer. 25% of the City's funding has been set aside by households at 50% AMI or less. Of the City's 236, applicants, 50 applicants were in the low income category.

Activity Location:

Address	City	State	Zip
7928 Orleans St.	Miramar	NA	33023
1905 SW 98th Ave.	Miramar	NA	33023
6311 SW 35th Place	Miramar	NA	33023
7716 Di Lido Blvd	Miramar	NA	33023

Other Funding Sources Budgeted - Detail

Match Sources Amount

No Other Match Funding Sources Found

Subtotal Match Sources 0

Other Funding Sources Amount

Neighborhood Stabilization Program 0

Total Other Funding Sources 0

Grantee Activity Number:

Rehab 02

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:

03/02/2009

Projected End Date:

09/02/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Miramar

	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	3,026,613.85
Total CDBG Program Funds Budgeted	N/A	3,026,613.85
Program Funds Drawdown	0	0
Obligated CDBG DR Funds	130,038.37	170,038.37
Expended CDBG DR Funds	0	0
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	2/75
# of housing units	0	0	0	0/0	0/0	2/75
# of Households benefitting	0	0	0	0/0	2/30	2/75

Activity Description:

The city is providing assistance to households, who received NSP funds to purchase an eligible home, to use additional NSP funds to make minor repairs and energy efficient improvements to the home. The activity is made possible by the financial mechanisms in place as permitted by the above CDBG entitlement regulations and NSP eligible uses. The primary purpose of the rehabilitation assistance is to provide repairs necessary to ensure safe and decent housing, eliminate any instances of substandard housing. It is also intended to preserve the city's affordable housing stock which had previously been foreclosed on/vacant and purchased by eligible LMMI buyers through the city's NSP activities.

Location Description:

Priority Target Area – Eastern Border: State Road 7, Western Border: Palm Avenue, Northern Border: Pembroke Road, Southern Border: Countyline Road
Census Tracts: 110319, 110320, 110403, 110404, 91500, 100801, 110500, 110402, 110323

Activity Progress Narrative:

The twelve (12) new moderate to middle income home buyers have transitioned to home repair assistance. Some projects are currently being repaired, some are in the process of being assigned to a contractor by way of competitive bid, and some of the more recent purchases are

having work specs finalized. Once specs are finalized, the project will go out to bid and a contractor will be assigned to complete the repairs. An agreement between the contractor and homeowner must be provided before a Notice to Proceed is issued by the City.

Activity Location:

Address	City	State	Zip
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Subtotal Match Sources	0
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Other Funding Sources	Amount
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Neighborhood Stabilization Program	0
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Total Other Funding Sources	0
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Grantee Activity Number:

Rehab 04

Activity Title:

Rehabilitation-S. Family Units (50% AMI or Below)

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

Rehab-004

Project Title:

Rehabilitation (50% AMI or Below)

Projected Start Date:

03/02/2009

Projected End Date:

09/02/2010

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Miramar

	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	1,164,082.25
Total CDBG Program Funds Budgeted	N/A	1,164,082.25
Program Funds Drawdown	0	0
Obligated CDBG DR Funds	108,873	108,873

Expended CDBG DR Funds	0	0
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	1/20
# of housing units	0	0	0	0/0	0/0	1/20
# of Households benefitting	0	0	0	1/20	0/0	1/20

Activity Description:

The primary purpose of the rehabilitation assistance is to provide repairs necessary to ensure safe and decent housing, eliminate any instances of substandard housing. It is also intended to preserve the city's affordable housing stock which had previously been foreclosed on/vacant and purchased by eligible LMMI buyers through the city's NSP activities.

Location Description:

Priority Target Area – Eastern Border: State Road 7, Western Border: Palm Avenue, Northern Border: Pembroke Road, Southern Border: Countyline Road
Census Tracts: 110319, 110320, 110403, 110404, 91500, 100801, 110500, 110402, 110323

Activity Progress Narrative:

The four (4) new low income home buyers have transitioned to home repair assistance. Some projects are currently being repaired, some are in the process of being assigned to a contractor by way of competitive bid, and some of the more recent purchases are having work specs finalized. Once specs are finalized, the project will go out to bid and a contractor will be assigned to complete the repairs. An agreement between the contractor and homeowner must be provided before a Notice to Proceed is issued by the City.

Activity Location:

Address	City	State	Zip
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	
Subtotal Match Sources	0

Other Funding Sources	Amount
Neighborhood Stabilization Program	0
Total Other Funding Sources	0