

**Grantee: North Miami, FL**

**Grant: B-08-MN-12-0019**

**October 1, 2009 thru December 31, 2009 Performance Report**

**Grant Number:**

B-08-MN-12-0019

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

North Miami, FL

**Award Date:****Grant Amount:**

\$2,847,089.00

**Contract End Date:****Grant Status:**

Active

**Review by HUD:**

Reviewed and Approved

**Submitted By:**

No Submitter Found

**Disasters:****Declaration Number**

NSP

**Plan Description:**

The City of North Miami has suffered a tremendous number of foreclosures and as of October 2008, there were approximately one thousand (1000) properties either foreclosed or in foreclosure status as recorded in Miami-Dade County Public Records. All neighborhoods have been affected by the foreclosure problem and pursuant to the Neighborhood Stabilization Program (NSP) requirements, the City will use its funding allocation of \$2,847,089 from the U.S. Department of Housing and Urban Development (HUD) to benefit those neighborhoods affected the most by foreclosures.

**Recovery Needs:**

In order to stabilize the most affected neighborhoods. the City will utilize NSP funds, in those areas with 1) the highest percentages of foreclosures 2) the highest percentage of homes financed by subprime mortgage related loans, and 3) likely to face a significant rise in the rate of foreclosures. The neighborhoods with the greatest needs are identified by census tracks 208, 209, 210, 304, 305 and 406, these neighborhoods have the largest concentration of low income households. Targeting these neighborhoods will help stabilize the area and revitalize the community as a whole.

**Overall****This Report Period****To Date**

|  |              |                |
|--|--------------|----------------|
| <b>Total Projected Budget from All Sources</b> | N/A          | \$2,847,089.00 |
| <b>Total CDBG Program Funds Budgeted</b>       | N/A          | \$2,847,089.00 |
| <b>Program Funds Drawdown</b>                  | \$635,774.10 | \$947,067.00   |
| <b>Obligated CDBG DR Funds</b>                 | \$665,335.72 | \$976,628.62   |
| <b>Expended CDBG DR Funds</b>                  | \$938,855.12 | \$1,262,644.62 |
| <b>Match Contributed</b>                       | \$0.00       | \$0.00         |
| <b>Program Income Received</b>                 | \$0.00       | \$0.00         |
| <b>Program Income Drawdown</b>                 | \$0.00       | \$0.00         |

## Progress Toward Required Numeric Targets

| Requirement                        | Required     | To Date     |
|------------------------------------|--------------|-------------|
| Minimum Overall Benefit Percentage | \$99.99      | \$0.00      |
| Minimum Non-Federal Match          | \$0.00       | \$0.00      |
| Limit on Public Services           | \$427,063.35 | \$0.00      |
| Limit on Admin/Planning            | \$284,708.90 | \$38,229.36 |
| Limit on State Admin               | \$0.00       | \$0.00      |

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

### Overall Progress Narrative:

The City of North Miami has acquired a total of 10 properties during this quarter for a total of 13 properties since the program began. Rehabilitation work has begun on several properties and there are several additional properties under contract.

### Project Summary

| Project #, Project Title          | This Report Period     |                        | To Date                |                        |
|-----------------------------------|------------------------|------------------------|------------------------|------------------------|
|                                   | Project Funds Budgeted | Program Funds Drawdown | Project Funds Budgeted | Program Funds Drawdown |
| 200, Acq & Rehab Foreclosed prop. | \$0.00                 | \$635,774.10           | \$2,562,381.00         | \$943,645.88           |
| 300, NSP Administration           | \$0.00                 | \$0.00                 | \$284,708.00           | \$3,421.12             |
| 9999, Restricted Balance          | \$0.00                 | \$0.00                 | \$0.00                 | \$0.00                 |
| BCKT, Bucket Project              | \$0.00                 | \$0.00                 | \$0.00                 | \$0.00                 |

## Activities

**Grantee Activity Number:** 202

**Activity Title:** Acq.& Rehab. of Single Family Rental Units

**Activity Category:**

Acquisition - general

**Activity Status:**

Under Way

**Project Number:**

200

**Project Title:**

Acq &Rehab Foreclosed prop.

**Projected Start Date:**

03/16/2009

**Projected End Date:**

12/31/2012

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

City of North Miami

**Overall**

**Oct 1 thru Dec 31, 2009**

**To Date**

|  |              |              |
|--|--------------|--------------|
| <b>Total Projected Budget from All Sources</b> | N/A          | \$711,773.00 |
| <b>Total CDBG Program Funds Budgeted</b>       | N/A          | \$711,773.00 |
| <b>Program Funds Drawdown</b>                  | \$221,989.48 | \$320,263.99 |
| <b>Obligated CDBG DR Funds</b>                 | \$221,989.48 | \$320,263.99 |
| <b>Expended CDBG DR Funds</b>                  | \$221,989.48 | \$320,588.99 |
| <b>Match Contributed</b>                       | \$0.00       | \$0.00       |
| <b>Program Income Received</b>                 | \$0.00       | \$0.00       |
| <b>Program Income Drawdown</b>                 | \$0.00       | \$0.00       |

**Activity Description:**

Acquisition of single family homes for rehabilitation and rental to eligible households at or below 50 percent of median family income.

**Location Description:**

Location Description: The City will target location with the highest concentration of individuals and or families whose income does not meet 50% of the area median income. See below: Census Tract Block Group Census Tract Block Group Census Tract Block Group 208 1 208 2 208 3 208 4 305 2 305 3 306 1 210 2 306 2 210 3 210 4

**Activity Progress Narrative:**

Two rental properties have been acquired during this quarter for a total of three properties.

**Performance Measures**

|                             | This Report Period |     |       | Cumulative Actual Total / Expected |     |       |
|-----------------------------|--------------------|-----|-------|------------------------------------|-----|-------|
|                             | Low                | Mod | Total | Low                                | Mod | Total |
| # of Properties             | 0                  | 0   | 2     | 0/0                                | 0/0 | 3/5   |
| # of housing units          | 0                  | 0   | 2     | 0/0                                | 0/0 | 4/10  |
| # of Households benefitting | 0                  | 0   | 0     | 0/10                               | 0/0 | 0/10  |
| # of Persons benefitting    | 0                  | 0   | 0     | 0/30                               | 0/0 | 0/30  |

**Activity Locations**

| Address           | City        | State | Zip   |
|-------------------|-------------|-------|-------|
| 565-567 NE 141 ST | NORTH MIAMI | NA    | 33161 |
| 610-612 NE 130 ST | NORTH MIAMI | NA    | 33161 |

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

#### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

|                                 |  |
|---------------------------------|--|
| <b>Grantee Activity Number:</b> | <b>203</b>   |
| <b>Activity Title:</b>          | <b>Single family acquisition, rehab and resale</b> |

#### Activity Category:

Acquisition - general

#### Activity Status:

Under Way

#### Project Number:

200

#### Project Title:

Acq &Rehab Foreclosed prop.

#### Projected Start Date:

03/16/2009

#### Projected End Date:

12/31/2012

#### National Objective:

NSP Only - LMMI

#### Responsible Organization:

City of North Miami

#### Overall

#### Oct 1 thru Dec 31, 2009

#### To Date

|  |              |                |
|--|--------------|----------------|
| <b>Total Projected Budget from All Sources</b> | N/A          | \$1,850,608.00 |
| <b>Total CDBG Program Funds Budgeted</b>       | N/A          | \$1,850,608.00 |
| <b>Program Funds Drawdown</b>                  | \$413,784.62 | \$623,381.89   |
| <b>Obligated CDBG DR Funds</b>                 | \$413,784.62 | \$623,381.89   |
| <b>Expended CDBG DR Funds</b>                  | \$690,904.00 | \$903,826.27   |
| <b>Match Contributed</b>                       | \$0.00       | \$0.00         |
| <b>Program Income Received</b>                 | \$0.00       | \$0.00         |
| <b>Program Income Drawdown</b>                 | \$0.00       | \$0.00         |

#### Activity Description:

Acquire foreclosed and abandoned single family homes for rehabilitation and resale to eligible homebuyers.

#### Location Description:

These funds will target areas with the highest foreclosure abandonment risk scores stated below: Census Tract Block Group  
 Census Tract Block Group Census Tract Block Group 304 2 401 3 304 3 405 1 304 4 405 2 304 5 405 3 304 6 405 4 304 7 406  
 1 304 8 406 2 305 2 406 6 305 3 406 7 306 1 210 2 306 2 210 3 210 4

#### Activity Progress Narrative:

The City has acquired 8 properties during this quarter for a total of 10 properties under this activity.

#### Performance Measures

|                    | This Report Period |     |       | Cumulative Actual Total / Expected |     |       |
|--------------------|--------------------|-----|-------|------------------------------------|-----|-------|
|                    | Low                | Mod | Total | Low                                | Mod | Total |
| # of Properties    | 0                  | 0   | 8     | 0/0                                | 0/0 | 10/12 |
| # of housing units | 0                  | 0   | 8     | 0/0                                | 0/0 | 10/12 |

|                                    |   |   |   |     |     |      |
|------------------------------------|---|---|---|-----|-----|------|
| <b># of Households benefitting</b> | 0 | 0 | 0 | 0/0 | 0/0 | 0/12 |
| <b># of Persons benefitting</b>    | 0 | 0 | 0 | 0/0 | 0/0 | 0/36 |

## Activity Locations

| Address        | City        | State | Zip   |
|----------------|-------------|-------|-------|
| 1605 NW 124 ST | NORTH MIAMI | NA    | 33161 |
| 1640 NW 123 ST | NORTH MIAMI | NA    | 33167 |
| 200 NW 127 ST  | NORTH MIAMI | NA    | 33168 |
| 215 NW 127 ST  | NORTH MIAMI | NA    | 33168 |
| 1015 NE 142 ST | NORTH MIAMI | NA    | 33161 |
| 415 NE 141 ST  | NORTH MIAMI | NA    | 33161 |
| 1195 NE 127 ST | NORTH MIAMI | NA    | 33161 |
| 385 NW 129 ST  | NORTH MIAMI | NA    | 33168 |

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

| Other Funding Sources          | Amount |
|--------------------------------|--------|
| No Other Funding Sources Found |        |
| Total Other Funding Sources    |        |

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**Grantee Activity Number:** 301

**Activity Title:** Administrative Expenses

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

300

**Project Title:**

NSP Administration

**Projected Start Date:**

03/16/2009

**Projected End Date:**

12/31/2009

**National Objective:**

N/A

**Responsible Organization:**

City of North Miami

**Overall**

**Oct 1 thru Dec 31, 2009**

**To Date**

|   |             |              |
|---|-------------|--------------|
| Total Projected Budget from All Sources | N/A         | \$284,708.00 |
| Total CDBG Program Funds Budgeted       | N/A         | \$284,708.00 |
| Program Funds Drawdown                  | \$0.00      | \$3,421.12   |
| Obligated CDBG DR Funds                 | \$29,561.62 | \$32,982.74  |
| Expended CDBG DR Funds                  | \$25,961.64 | \$38,229.36  |
| Match Contributed                       | \$0.00      | \$0.00       |
| Program Income Received                 | \$0.00      | \$0.00       |
| Program Income Drawdown                 | \$0.00      | \$0.00       |

**Activity Description:**

Administrative expenses to cover the cost of personnel, citizen participation activities and other related program expenses.

**Location Description:**

776 NE 125 Street, North Miami, FL 33161

**Activity Progress Narrative:**

Administrative funds are being expended on program administration and implementation.

**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

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