

Jan 1, 2010 thru Mar 31, 2010 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

Reviewed By HUD:

Reviewed and Approved

QPR Contact:

No QPR Contact 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 tracts 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
Total Projected Budget from All Sources	N/A	2,847,089
Total CDBG Program Funds Budgeted	N/A	2,847,089
Program Funds Drawdown	804,841.55	1,751,908.55
Obligated CDBG DR Funds	775,279.93	1,751,908.55
Expended CDBG DR Funds	424,621.13	1,687,265.75
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	0
Minimum Non-Federal Match	0	0
Limit on Public Services	427,063.35	0
Limit on Admin/Planning	284,708.9	104,883.2
Limit on State Admin	0	0

Progress Toward Activity Type Targets		
Activity Type	Target	Actual

Progress Toward National Objective Targets		
National Objective	Target	Actual

Overall Progress Narrative:

The City has acquired 4 rental properties, 13 single family homes, for a total of 17 properties acquired year to date. Rehabilitation work on 2 properties was completed and rehabilitation work is currently underway on 2 properties. 1 property reported as acquired under the rental property strategy (1261 NE 141 Street) will be sold to a eligible purchaser in the next quarter and transferred to the single family acquisition, rehab and resale strategy. The City anticipates that all rehabilitation projects will be under contract within the next several months. The City has a waiting list of eligible buyers for the single family acquisition, rehab and resale

strategy.am.

Project#, Project Title	Project Summary		
	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
200, Acq &Rehab Foreclosed prop.	732,601.87	2,562,381	1,676,247.75
300, NSP Administration	72,239.68	284,708	75,660.8
9999, Restricted Balance	0	0	0
BCKT, Bucket Project	0	0	0

Project/Activity Index:			
Project #	Project Title	Grantee Activity #	Activity Title
BCKT	Bucket Project	<i>No activities in this project</i>	
300	NSP Administration	301	Administrative Expenses
200	Acq &Rehab Foreclosed prop.	202	Acq.& Rehab. of Single Family Rental Units
		203	Single family acquisition, rehab and resale
9999	Restricted Balance	<i>No activities in this project</i>	

Activities

Grantee Activity Number:
202

Activity Category:
Acquisition - general

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

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

	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	711,773
Total CDBG Program Funds Budgeted	N/A	711,773
Program Funds Drawdown	118,030.68	438,294.67
Obligated CDBG DR Funds	118,030.68	438,294.67
Expended CDBG DR Funds	122,154.48	442,743.47
City of North Miami	61077.24	442743.47
City of North Miami	61077.24	442743.47
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	1	0/0	0/0	4/5
# of housing units	0	0	2	0/0	0/0	6/10
# 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 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:

During this quarter the City acquired 1 rental property and completed rehabilitation work on 1 rental property. Rehabilitation work on 1 rental property is currently underway.

Activity Location:

Address	City	State	Zip
1180 NE 144 ST	NORTH MIAMI	NA	33161

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources

Other Funding Sources	Amount
No Other Funding Sources Found	

Grantee Activity Number:

203

Activity Title:

Single family acquisition, rehab and resale

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

	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	1,850,608
Total CDBG Program Funds Budgeted	N/A	1,850,608
Program Funds Drawdown	614,571.19	1,237,953.08
Obligated CDBG DR Funds	614,571.19	1,237,953.08
Expended CDBG DR Funds	235,812.81	1,139,639.08
City of North Miami	235812.81	1139639.08
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	3	0/0	0/0	13/12
# of housing units	0	0	3	0/0	0/0	13/12
# of Households benefitting	0	0	0	0/0	0/0	0/12
# of Persons benefitting	0	0	0	0/0	0/0	0/36

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 acquired 3 properties in this quarter for a total of 13 single family properties acquired under the acquisition, rehab and resale strategy.

Rehabilitation work was completed on two properties and rehabilitation work on 1 property is currently underway.

Activity Location:			
Address	City	State	Zip
1255 NE 142 ST	NORTH MIAMI	NA	33161
1560 NW 125 ST	NORTH MIAMI	NA	33167
1755 NE 142 ST	NORTH MIAMI	NA	33161

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources	Amount
No Other Funding Sources Found	

Grantee Activity Number:

301

Activity Category:

Administration

Activity Title:

Administrative Expenses

Project Number:

300

Activity Status:

Under Way

Projected Start Date:

03/16/2009

Project Title:

NSP Administration

National Objective:

N/A

Projected End Date:

12/31/2009

Responsible Organization:

City of North Miami

Jan 1 thru Mar To Date

	31, 2010	
Total Projected Budget from All Sources	N/A	284,708
Total CDBG Program Funds Budgeted	N/A	284,708
Program Funds Drawdown	72,239.68	75,660.8
Obligated CDBG DR Funds	42,678.06	75,660.8
Expended CDBG DR Funds	66,653.84	104,883.2
City of North Miami	33326.92	104883.2
City of North Miami	33326.92	104883.2
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:

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:

These funds are being used to pay for the day to day administration of the program.

Activity Location:

Address	City	State	Zip
No Activity Locations Found			

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	

