

**Grantee: North Miami, FL**

**Grant: B-11-MN-12-0019**

**July 1, 2011 thru September 30, 2011 Performance Report**

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**Grant Number:**

B-11-MN-12-0019

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

North Miami, FL

**Contract End Date:**

03/08/2014

**Review by HUD:**

Reviewed and Approved

**Grant Amount:**

\$1,173,374.00

**Grant Status:**

Active

**QPR Contact:**

No QPR Contact Found

**Estimated PI/RL Funds:**

\$0.00

**Total Budget:**

\$1,173,374.00

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

No Disasters Found

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

Eligible Use B: Acquisition and Rehabilitation  
 >Purchase and rehabilitate homes and residential properties that  
 >have been abandoned or foreclosed upon, in order to sell, rent, or redevelop  
 >such homes and properties.  
 >24 CFR 570.201(a) Acquisition (b) Disposition, (i) Relocation , and  
 >(n) Direct homeownership assistance (as modified below);  
 >&bull; 24 CFR 570.202 eligible rehabilitation and preservation activities for  
 >homes and other residential properties.

Eligible Use B: Acquisition and Rehabilitation 25 set aside  
 >Purchase and rehabilitate homes and residential properties that  
 >have been abandoned or foreclosed upon, in order to sell, rent, or redevelop  
 >such homes and properties for families whose income does not exceed 50% of the median.  
 >24 CFR 570.201(a) Acquisition (b) Disposition, (i) Relocation  
 > 24 CFR 570.202 eligible rehabilitation and preservation activities for  
 >homes and other residential properties.

**How Fund Use Addresses Market Conditions:**

The City of North Miami used the NSP 3 mapping tool provided by HUD to determine the target areas to be used under the NSP 3 program. The City also reviewed the list of foreclosure sales in the target area, types of foreclosed or abandoned properties in the target area and the density of eligible property in the target area. Age of housing, property types and the level of homeownership versus rental properties in the target area was examined. Accessibility to public transportation, employment, schools and employment centers in the target area were examined. The areas selected meet the minimum needs score of 17, and have a neighborhood NSP score of 20. There are a high percentage of subprime related loans and the area is likely to face a significant rise in the rate of foreclosures. Neighborhood attributes such as area benefit eligibility, vacancy rates, foreclosure estimates, unemployment, and home values were reviewed and compared to other potential neighborhoods. The use of NSP funds in this neighborhood will reduce the vacancy rate, increase the availability of affordable rental housing for eligible families, improve property values and reduce the foreclosure rates and the rate of abandonment.

Several potential target areas were reviewed weighing in several factors. To select the area of greatest need the City of North Miami included the following factors:

- >Minimum needs score
- >Neighborhood attributes
- >Greatest number of units for sales in the various target areas
- >Accessibility to public transportation in the target areas
- >A larger share of multifamily vs. single family units in the target area
- >Age of housing in the area to determine potential rehabilitation cost
- >Factors related to marketability and lease up such as schools, retail stores and parks
- >Percentage of very low , low and middle income households in the target area
- >Recent property sales in the target area
- >Based on the above factors the area of greatest need is identified in Attachment A.
- >The City will try to assist the estimated numbers of properties needed to provide a significant impact in the areas of greatest need. However, due to the limited amount of funds available, the age and deterioration of structures that have been abandoned or foreclosed, the need to



bring units into compliance with specific housing standard and energy efficiency requirements, as well the need to protect the homes against potential disasters, it is anticipate that there will not be sufficient funds to purchase, rehabilitate and rent 20% of the REO in the past year, however it is anticipated that 87% of the 20% (14 out of 16) recommended will be accomplished in this target neighborhood.

**Ensuring Continued Affordability:**

The City of North Miami will adopt the affordability standards at 24 CFR 92.254 as described below.

Per unit investment minimum affordability period	
Under \$15,000.....	5
\$15,000 to \$40,000.....	10
Over \$40,000.....	15

**Definition of Blighted Structure:**

A blighted structure is defined as one that exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health and safety.

**Definition of Affordable Rents:**

In establishing affordable rents the City of North Miami will adopt the >HOME program standards at 24 CFR 92.252(a), (c), (e), and (f).

**Housing Rehabilitation/New Construction Standards:**

All units assisted including new construction with NSP 3 funds will meet applicable laws, codes relating to housing safety, quality, and habitability. The City of North Miami will comply with the Florida building code, local code and the City’s land development regulations. All properties assisted must meet the City’s Minimum Housing Quality Code, Section 8 Housing Quality Standards and the City’s Green Housing Guidelines. Where applicable, the City will comply with Section 504 of the Rehabilitation Act of 1973 and the Fair Housing Act, including their respective provisions related to physical accessibility standards for persons with disabilities. The rehabilitation and new construction standards that will apply for NSP-assisted projects must be included in the Action Plan. Specifically, HUD requires that: All gut rehabilitation or new construction (of residential buildings up to three stories will be designed to meet the standard for Energy Star Qualified New Homes.

All gut rehabilitation or new construction of mid -or high-rise multifamily housing must be designed to meet American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) Standard 90.1-2004, Appendix G plus 20 percent (which is the Energy Star standard for multifamily buildings piloted by the Environmental Protection Agency and the Department of Energy).

Other rehabilitation will meet these standards to the extent applicable to the rehabilitation work undertaken, e.g., replace older obsolete products and appliances (such as windows, doors, lighting, hot water heaters, furnaces, boilers, air conditioning units, refrigerators, clothes washers and dishwashers) with Energy Star-46 labeled products.

Water efficient toilets, showers, and faucets, such as those with the Water Sense label, must be installed. Where relevant, the housing unit will be improved to mitigate the impact of disasters.

**Vicinity Hiring:**

In order to encourage vicinity hiring the City will reach out to contractors who plan to hire as a result of rehabilitation activities, and request that they hire within the proposed target areas. Contractors will also be encouraged to purchase materials and contract with small businesses that are owned and operated by persons residing in the vicinity of the NSP projects.

**Procedures for Preferences for Affordable Rental Dev.:**

In order to increase the availability of affordable rental housing for LMMI household the City will use funds to acquire, rehabilitate and rent single family and or multifamily structures to eligible households. The City will retain ownership of the units and will hire a management agent to manage the inventory of projects. The minimum affordability period will be based on the HOME program affordability guidelines. Tenant income eligibility will be determined prior to occupancy. Limiting the use of funds to rental units will ensure that rental housing preferences under the program are met.

**Grantee Contact Information:**

NSP3 Program Administrator Contact Information  
 >Name (Last, First) Calloway, Maxine  
 >Email Address mcalloway@northmiamifl.gov  
 >Phone Number 305-895-9821  
 >Mailing Address 12400 NE 8th Ave, North Miami, Fl 33161

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,173,374.00
<b>Total Budget</b>	\$0.00	\$1,173,374.00
<b>Total Obligated</b>	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00



Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Match Contributed	\$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	\$176,006.10	\$0.00
Limit on Admin/Planning	\$117,337.40	\$0.00
Limit on State Admin	\$0.00	\$0.00

### Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$117,337.40	\$117,337.00

### Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$293,343.50	\$294,000.00

### Overall Progress Narrative:

No expenses have been incurred but the city is currently working with 3 realtors to purchase multifamily units for rent.

### Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Rental Acquisition/Rehabilitation	\$0.00	\$1,056,037.00	\$0.00
2, Administration	\$0.00	\$117,337.00	\$0.00



# Activities

**Grantee Activity Number:** 1 - LMMI  
**Activity Title:** Rental Acquisition/Rehabilitation LMMI

**Activity Category:**  
Rehabilitation/reconstruction of residential structures

**Activity Status:**  
Under Way

**Project Number:**  
1

**Project Title:**  
Rental Acquisition/Rehabilitation

**Projected Start Date:**  
03/11/2011

**Projected End Date:**  
03/11/2015

**Benefit Type:**  
Direct ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**  
NSP Only - LMMI

**Responsible Organization:**  
City of North Miami

Overall	Jul 1 thru Sep 30, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$762,037.00
<b>Total Budget</b>	\$0.00	\$762,037.00
<b>Total Obligated</b>	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
City of North Miami	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

## Activity Description:

In order to increase the availability of affordable rental housing for LMMI household the City will use funds to acquire, rehabilitate and rent single family and or multifamily structures to eligible households. The City will retain ownership of the units and will hire a management agent to manage the inventory of projects. The minimum affordability period will be based on the HOME program affordability guidelines. Tenant income eligibility will be determined prior to occupancy. Limiting the use of funds to rental units will ensure that rental housing preferences under the program are met. In order to encourage vicinity hiring the City will reach out to contractors who plan to hire as a result of rehabilitation activities, and request that they hire within the proposed target areas. Contractors will also be encouraged to purchase materials and contract with small businesses that are owned and operated by persons residing in the vicinity of the NSP projects.

## Location Description:

>This activity will be undertaken in the target area bordered by Northeast 12th Avenue on the East, Northeast 6th Avenue on the West, Northeast 135th Street on the South and Northeast 143th Street on the North.

## Activity Progress Narrative:

no activity this quarter



**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	

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**Grantee Activity Number:** 2 - 25% set aside  
**Activity Title:** Rental Acquisition/Rehabilitation 25% set aside

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Under Way

**Project Number:**  
 1

**Project Title:**  
 Rental Acquisition/Rehabilitation

**Projected Start Date:**  
 03/11/2011

**Projected End Date:**  
 03/11/2015

**Benefit Type:**  
 Direct ( HouseHold )

**Completed Activity Actual End Date:**

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

**Responsible Organization:**  
 City of North Miami

Overall	Jul 1 thru Sep 30, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$294,000.00
<b>Total Budget</b>	\$0.00	\$294,000.00
<b>Total Obligated</b>	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
City of North Miami	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

In order to increase the availability of affordable rental housing for VLI household the City will use funds to acquire, rehabilitate and rent single family and or multifamily structures to eligible households. The City will retain ownership of the units and will hire a management agent to manage the inventory of projects. The minimum affordability period will be based on the HOME program affordability guidelines. Tenant income eligibility will be determined prior to occupancy. Limiting the use of funds to rental units will ensure that rental housing preferences under the program are met.

**Location Description:**

This activity will be undertaken in the target area bordered by Northeast 12th Avenue on the East, Northeast 6th Avenue on the West, Northeast 135th Street on the South and Northeast 143th Street on the North.

**Activity Progress Narrative:**

no activity this quarter

**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

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**Grantee Activity Number: 3 - Administration**  
**Activity Title: Administration**

**Activity Category:**  
Administration

**Activity Status:**  
Under Way

**Project Number:**  
2

**Project Title:**  
Administration

**Projected Start Date:**  
03/11/2011

**Projected End Date:**  
03/11/2015

**Benefit Type:**  
( )

**Completed Activity Actual End Date:**

**National Objective:**  
N/A

**Responsible Organization:**  
City of North Miami

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$117,337.00
Total Budget	\$0.00	\$117,337.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
City of North Miami	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

**Activity Description:**

General management, oversight and coordination. Reasonable costs of overall program management, coordination, monitoring, and evaluation.

**Location Description:**

City of North Miami

**Activity Progress Narrative:**

expenses have been incurred but not yet drawn.

**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	

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