

Grantee: Miami Gardens City, FL

Grant: B-08-MN-12-0017

January 1, 2010 thru March 31, 2010 Performance Report

Grant Number:

B-08-MN-12-0017

Obligation Date:**Grantee Name:**

Miami Gardens City, FL

Award Date:**Grant Amount:**

\$6,866,119.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

No QPR Contact Found

Disasters:**Declaration Number**

NSP

Plan Description:**Recovery Needs:****Overall****Total Projected Budget from All Sources****Total CDBG Program Funds Budgeted****Program Funds Drawdown****Obligated CDBG DR Funds****Expended CDBG DR Funds****Match Contributed****Program Income Received****Program Income Drawdown****This Report Period**

N/A

N/A

\$778,041.43

\$2,153,041.41

\$612,159.59

\$0.00

\$0.00

\$0.00

To Date

\$6,866,119.00

\$6,866,119.00

\$2,646,123.23

\$4,021,123.21

\$3,091,161.67

\$0.00

\$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	\$1,029,917.85	\$0.00
Limit on Admin/Planning	\$686,611.90	\$322,877.50
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

The City is continuing its effort to meet its contractual obligation for NSP 1. The amount of progress in every activity is reflective of the City's commitment and capacity to reach HUD's goal. The City was monitored by HUD during this reporting period and received no findings, and only a single concern-the obligation amount for activity #1 (25% set aside). City staff has outlined a game plan for what it believes needs to happen during the next reporting period in order to meet its contractual obligations. It is also seeking guidance from outside sources recommended by HUD to assist in meeting the 25% set aside category.

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
NSP01-#1, Rehabilitation and Reconstruction of multifamily project	\$140,578.95	\$1,716,529.70	\$140,578.95
NSP01-#2, Demolition	\$1,251.00	\$130,000.00	\$19,511.00
NSP01-#3, Property Acquisition, Rehabilitation, and Financial	\$621,520.24	\$4,332,977.40	\$2,327,509.88
NSP01-#4, Program Administration	\$14,691.24	\$686,611.90	\$158,523.40

Activities

Grantee Activity Number:	#1
Activity Title:	permanent housing for households earning <50% AMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP01-#1

Projected Start Date:

03/04/2009

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Rehabilitation and Reconstruction of multifamily project

Projected End Date:

09/30/2010

Responsible Organization:

City of Miami Gardens and sub-grantee

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,716,529.70
Total CDBG Program Funds Budgeted	N/A	\$1,716,529.70
Program Funds Drawdown	\$140,578.95	\$140,578.95
Obligated CDBG DR Funds	\$124,416.26	\$124,416.26
Expended CDBG DR Funds	\$0.00	\$269,579.77
City of Miami Gardens and sub-grantee	\$0.00	\$269,579.77
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 involve the acquisition of an abandoned and blighted multi-story building, the rehabilitation of this building, and the development of an assisted living facility serving as permanent housing for very low income elderly residents

Location Description:

17300 N.W. 7th Avenue; Census Tract # 009501-9

Activity Progress Narrative:

The City is aggressively pursuing property acquisition for this activity. During this reporting period, the City has acquired 7 new properties, bringing our total number of properties to 8. The City has an additional 5 properties under contract that are expected to close during the next reporting period. The Property located at 1421 NW 202 Street had been originally reported as an acquisition under Activity #3, however it has been determined that this property will be best suited for the 25% set-aside category. In order to meet its contract requirement, the City will have to acquire approximately 10-14 additional properties before during the next reporting period. During this reporting period, the City has obligated \$490,196.15, bringing the total obligation amount to date to \$614,612.41 for this activity.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	7	0/0	0/0	14/1
# of Households benefitting	0	0	0	0/150	0/0	6/150

Activity Locations

Address	City	State	Zip
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3020 NW 156 Street	Miami Gardens	NA	33054
2260 NW 154 Street	Miami Gardens	NA	33054
3855 NW 168 Street	Miami Gardens	NA	33055
16720 NW 25 Court	Miami Gardens	NA	33055
3351 NW 174 Street	Miami Gardens	NA	33056
1111 NW 200 Terrace	Miami Gardens	NA	33169
1421 NW 202 Street	Miami Gardens	NA	33169

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: #2

Activity Title: Demolition of blighted and abandoned housing units

Activity Category:

Clearance and Demolition

Activity Status:

Under Way

Project Number:

NSP01-#2

Project Title:

Demolition

Projected Start Date:

03/04/2009

Projected End Date:

09/30/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Miami Gardens

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$130,000.00
Total CDBG Program Funds Budgeted	N/A	\$130,000.00
Program Funds Drawdown	\$1,251.00	\$19,511.00
Obligated CDBG DR Funds	\$1,251.00	\$19,511.00
Expended CDBG DR Funds	\$1,251.00	\$19,511.00
City of Miami Gardens	\$1,251.00	\$19,511.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity involves the demolition of abandoned and blighted single family properties. Once demolished, the City will look to redevelop said vacant lots into new residential housing units to be occupied by income eligible first-time homebuyers.

Location Description:

City Wide in designated census tracts

Activity Progress Narrative:

During this reporting period, the City is pursuing administrative foreclosure on 2 properties (16230 N.W. 22 Avenue & 17901 N.W. 7 Avenue) that have several code violations. The costs expensed are for title searches to proceed with legally foreclosing on the properties so that we can legally demolish. This QPR does not reflect these addresses as the City does not have foreclosure judgement or contracts for demolition as of yet.

The City anticipates that it will have foreclosure judgement awarded early in the next reporting period as well as having the properties demolished.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	2/20
# of Households benefitting	0	0	0	0/0	0/12	0/20

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: #3

Activity Title: Acquisition

Activity Category:

Acquisition - buyout of residential properties

Project Number:

NSP01-#3

Projected Start Date:

03/04/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Property Acquisition, Rehabilitation, and Financial

Projected End Date:

12/31/2009

Responsible Organization:

City of Miami Gardens

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$2,000,000.00
Total CDBG Program Funds Budgeted	N/A	\$2,000,000.00
Program Funds Drawdown	\$318,371.59	\$1,898,900.48
Obligated CDBG DR Funds	\$250,187.71	\$1,818,555.03
Expended CDBG DR Funds	\$109,511.63	\$1,758,332.41
City of Miami Gardens	\$109,511.63	\$1,758,332.41
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquisition of abandoned and foreclosed single family housing units

Location Description:

city Wide in designated priority census tracts

Activity Progress Narrative:

During this period, the City acquired 1 property in this activity. There are an additional 8 properties under contract that are expected to close during the next reporting period. It should be noted that the City will be amending its plan to increase the amount allocated to this activity, bringing the total amount to \$2,500,000.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	24/25
# of Households benefitting	0	0	0	0/0	0/18	17/25

Activity Locations

Address	City	State	Zip
4410 NW 203 Terrace	Miami Gardens	NA	33056

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: #4**Activity Title: Housing Rehabilitation-Single Family****Activity Category:**

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP01-#3

Project Title:

Property Acquisition, Rehabilitation, and Financial

Projected Start Date:

07/01/2009

Projected End Date:

04/30/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Miami Gardens

Overall**Jan 1 thru Mar 31, 2010****To Date****Total Projected Budget from All Sources**

N/A

\$957,977.42

Total CDBG Program Funds Budgeted

N/A

\$957,977.42

Program Funds Drawdown

\$303,148.65

\$412,852.90

Obligated CDBG DR Funds

\$255,893.02

\$363,880.70

Expended CDBG DR Funds

\$249,190.20

\$720,860.99

City of Miami Gardens

\$249,190.20

\$720,860.99

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 involve the rehabilitation of residential properties acquired by the City.

Location Description:

City Wide in priority census tracts

Activity Progress Narrative:

The City continues to make expedient progress in this activity. The 4 properties listed in this reporting period are well under way in terms of rehab work. To date, the City has employed 11 different contractors, many of whom have hired local subs to perform the needed scope of work.

Since the beginning of the contract, the City has completed the rehabilitation of 8 properties that will be made available to 1st time homebuyers. During the next reporting period, the City expects to report an additional 5 properties that are under rehab contract. The City will be amending its NSP plan to increase this activity by \$500,000, bringing the total amount of funds available to \$1,457,977.40

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	4	0/0	0/0	15/25
# of Households benefitting	0	0	0	0/0	0/18	6/25

Activity Locations

Address	City	State	Zip
18135 NW 25 Court	Miami Gardens	NA	33056
3590 NW 181 Street	Miami Gardens	NA	33056
1140 NW 185 Terrace	Miami Gardens	NA	33169
3511 NW 208 Terrace	Miami Gardens	NA	33056

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: #5

Activity Title: Homeownership Assistance (Financial Mechanisms)

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NSP01-#3

Projected Start Date:

10/01/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Property Acquisition, Rehabilitation, and Financial

Projected End Date:

09/30/2013

Responsible Organization:

City of Miami Gardens

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$1,374,999.98
Total CDBG Program Funds Budgeted	N/A	\$1,374,999.98
Program Funds Drawdown	\$0.00	\$15,756.50
Obligated CDBG DR Funds	\$1,374,999.98	\$1,374,999.98
Expended CDBG DR Funds	\$0.00	\$0.00
City of Miami Gardens	\$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 involves the provision of homeownership assistance (subsidy) to facilitate homeownership for income eligible first time homebuyers

Location Description:

City Wide in priority census tracts

Activity Progress Narrative:

During this reporting period, the City undertook an aggressive effort to screen the 500+ applicants in its homebuyer pool. Several meetings were held to view pictures of the completed properties, and discuss qualification criteria and process. Applicants were given instructions on how to apply for specific properties of interest, including required documentation and deadlines. The City's goal in doing this is to determine its actual pool of interested, eligible, and qualified buyers. The City has purchased a total of 30 single family foreclosed homes. While the original amount of funds in this activity were fully obligated, the City was advised by HUD that the subsidy assistance functions as a "soft second" mortgage. The only amount that needs to be allocated to this activity category is the estimated amount needed to provide down payment assistance. Therefore, the City will be amending its plan thereby reducing the allocated amount in this activity to \$374,999.98

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Households benefitting	0	0	25	0/0	0/18	25/25

Activity Locations

Address	City	State	Zip
18820 NW 8 Avenue	Miami Gardens	NA	33169

1301 NW 190 Street	Miami Gardens	NA	33169
17951 NW 6 Place	Miami Gardens	NA	33169
1710 NW 180 Terrace	Miami Gardens	NA	33056
2900 NW 185 Street	Miami Gardens	NA	33056
18135 NW 25 Court	Miami Gardens	NA	33056
3590 NW 181 Street	Miami Gardens	NA	33056
19116 NW 33 Court	Miami Gardens	NA	33056
981 NW 181 Street	Miami Gardens	NA	33169
3511 NW 208 Terrace	Miami Gardens	NA	33056
19215 NW 11 Court	Miami Gardens	NA	33169
880 NW 178 Terrace	Miami Gardens	NA	33169
19635 NW 5 Avenue	Miami Gardens	NA	33169
16950 NW 40 Avenue	Miami Gardens	NA	33055
18811 NW 43 Avenue	Miami Gardens	NA	33055
1140 NW 185 Terrace	Miami Gardens	NA	33169
2815 NW 212 Street	Miami Gardens	NA	33056
1741 NW 187 Street	Miami Gardens	NA	33056
4361 NW 191 Terrace	Miami Gardens	NA	33055
1421 NW 202 Street	Miami Gardens	NA	33056
21025 NW 38 Avenue	Miami Gardens	NA	33055
18801 NW 43 Avenue	Miami Gardens	NA	33055
20915 NW 32 Court	Miami Gardens	NA	33056

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: #6

Activity Title: Program Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

NSP01-#4

Project Title:

Program Administration

Projected Start Date:

03/04/2009

Projected End Date:

03/31/2013

National Objective:

N/A

Responsible Organization:

City of Miami Gardens

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$686,611.90
Total CDBG Program Funds Budgeted	N/A	\$686,611.90
Program Funds Drawdown	\$14,691.24	\$158,523.40
Obligated CDBG DR Funds	\$146,293.44	\$319,760.24
Expended CDBG DR Funds	\$252,206.76	\$322,877.50
City of Miami Gardens	\$252,206.76	\$322,877.50
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Administration of entire NSP (round 1).

Location Description:

city Wide

Activity Progress Narrative:

During this reporting period, the City was monitored by HUD. It was determined that the City could charge direct rehab services to each of the activities as appropriate. Because the city has expended approximately \$320,000 in this activity, the City will make adjustments to the other activities by allocating the corresponding direct services expenses until the true amount of administrative expenses catches up to what has already been reported to date.

During previous reporting periods, the City had failed to accurately report the total amount expended in this activity. The amount reflected as expensed includes current period expenses, in addition to amounts previously omitted.

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
