

Grantee: Miami Gardens City, FL

Grant: B-11-MN-12-0017

April 1, 2012 thru June 30, 2012 Performance Report



Grant Number:

B-11-MN-12-0017

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

Miami Gardens City, FL

Contract End Date:

03/10/2014

Review by HUD:

Reviewed and Approved

Grant Amount:

\$1,940,337.00

Grant Status:

Active

QPR Contact:

Elizabeth Valera

Estimated PI/RL Funds:

\$0.00

Total Budget:

\$1,940,337.00

Disasters:**Declaration Number**

No Disasters Found

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

Activity	Budget	Amended Budget
Single Family Acquisition, Rehabilitation and Resale-LMMH	\$ 1,211,220.00	\$ 546,304.00
Single Family Acquisition, Rehabilitation and Resale-LH25	\$ 485,084.00	\$ 0.00
Demolition of Blighted Properties	\$ 50,000.00	\$ 50,000.00
Redevelopment - The Commons LH-25	\$ 0.00	\$ 1,150,000.00
Program Administration	\$ 194,033.00	\$ 194,033.00

Total NSP 3 Grant

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Summary of Distribution and Uses of NSP Funds:

bsp; \$ 1,940,337.00 \$ 1,940,337.00

How Fund Use Addresses Market Conditions:

To address the current market conditions, the City of Miami Gardens intends to target the areas of greatest need by reducing the number of foreclosed and/or abandoned homes, improving the quality of the housing stock, providing homeownership opportunities and eliminating blighted and illegal structures. These neighborhoods have suffered from large numbers of foreclosures of single family homes and steep declines in home prices. The market conditions, combined with high rates of unemployment, deters potential buyers and reduces the value of the existing housing stock.

Miami Gardens's NSP1 program experience to date has shown that the rehabilitation needs of REO properties in the target areas are significant. In particular, older homes built in the 1950s have significant needs, including deteriorated roofs, inadequate plumbing and outdated/non code compliant electrical systems, and no hurricane protection. In addition, a great number of properties have illegal construction or conversions, or have been illegally transformed to multiple dwelling units.

As a result, Miami Gardens will continue its current efforts to rehabilitate these homes and return them to their original configurations. The City's NSP3 efforts will produce an improved housing stock of energy-efficient homes that meet current building code standards, reduce energy costs for low and moderate income homeowners and stabilize the area's home prices.

Ensuring Continued Affordability:

To ensure long-term affordability as it relates to homeownership, buyers will receive subsidy assistance of up to \$55,000. This assistance will be provided as a "soft second" mortgage for which buyers will execute a Promissory Note which will be secured by a recorded Mortgage and Security Agreement. The terms of the subsidy assistance will stipulate that the buyer must continue to occupy the property throughout the 15 year affordability period. If the buyer ceases to own or occupy the property, repayment will be required. The amount of repayment will depend on the date of this occurrence, and will be based on a scale which could include some shared appreciation.

In the case of rental housing, the City will ensure long-term affordability by executing a sub-recipient agreement with the entities managing the properties and record a restricted covenant on the property that will uphold the affordability requirements.



Definition of Blighted Structure:

Blighted structure is a building that is not being maintained to the City’s minimum housing standards and exhibits common housing violations such as broken windows, missing doors, severely damaged electrical and plumbing systems, roof in disrepair, and other violations that are typically indicative of poor maintenance or neglect, unsanitary or unsafe conditions.

Definition of Affordable Rents:

The City of Miami Gardens will abide by the HOME guidelines for maintaining affordable rents for homeownership as stipulated in Section 92.254. Should the City carry out any rental activity, it will follow and ensure affordability as per HOME guidelines, Section 92.252. At the present time, the City does not intend to carry out a rental activity. However, if the City were to decide to carry out a rental activity at a future date, it would submit the appropriate addendums to the NSP3 plan for review and approval.

Housing Rehabilitation/New Construction Standards:

The housing rehabilitation standards for the NSP3 activities will be consistent with the City’s existing Housing Policy which includes Housing Quality Standards and compliance with current building codes. In addition, the gut rehabilitations or new construction will be designed to meet or exceed the standards for Energy Star Qualified New Homes while other rehabilitation projects will include replacement of lighting, windows, AC units and any other older obsolete products and appliances with Energy Star qualified products.

Vicinity Hiring:

The City of Miami Gardens will include in all solicitations associated with the NSP3 activities the requirement that all contractors demonstrate their effort in hiring from within the target area. This will be done in collaboration with Section 3 efforts. In addition, signs regarding hiring opportunities will be posted in businesses and social gathering places frequented by residents near or within the target area. The City will also contact individuals in public housing and Section 8 residents that could be targeted for employment opportunities once the rehabilitation projects are underway. Staff will also send notices to local employment offices and labor organizations such as Miami-Dade Job Corp. to inform them of the of job opportunities. The City will maintain records of the residents hired within the project areas and provide this information upon quarterly reporting to HUD.

Procedures for Preferences for Affordable Rental Dev.:

Grantee Contact Information:

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City of Miami Gardens
1515 N.W. 167 Street
Bldg. 5, Suite 200
Miami Gardens, FL 33169
Tel: (305) 622-8041
Fax: (305) 622-8046

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$1,940,337.00
Total Budget	\$0.00	\$1,940,337.00
Total Obligated	\$592,954.00	\$1,810,981.00
Total Funds Drawdown	\$38,950.22	\$1,189,592.22
Program Funds Drawdown	\$38,950.22	\$1,189,592.22
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$29,563.73	\$1,211,606.90
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	\$291,050.55	\$0.00
Limit on Admin/Planning	\$194,033.70	\$13,474.14
Limit on State Admin	\$0.00	\$13,474.14

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$194,033.70	\$194,033.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$485,084.25	\$1,150,000.00

Overall Progress Narrative:

The Commons's project on 27th Avenue, has been granted an extension until July 31st, 2012 to provide the final plans and project funding specifications. The City expects to receive the information as soon as possible and then proceed with the next step of the project. Developer is finalizing construction financing.

Preliminary site plans have already been approved by the Planning and Zoning Department. The City's Building Department has also completed the preliminary review of the plans and has provided their comments.

The Miami Dade Affordable Housing Foundation is in the process of demolishing two blighted properties located in the target area of Rainbow Park. Permits have been submitted to the Building Department and the City expects the demolitions to be finalized in the third quarter of 2012. The Foundation has also submitted permits and budget for the rehabilitation of one of the properties. Construction should start shortly. City identified a property in the target area and its purchase should be finalized in the next quarter.

At the present state of NSP 3 Staff continues to work in identifying properties and assisting the Developers in advancing the projects.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NSP3-2011, NSP3	\$38,950.22	\$1,940,337.00	\$1,189,592.22



Activities

Grantee Activity Number:	NSP3-01
Activity Title:	LMMI -Acquistion, Rehab & Re-Sale

Activity Category:

Acquisition - general

Project Number:

NSP3-2011

Projected Start Date:

03/10/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

NSP3

Projected End Date:

03/10/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Miami Gardens-Community Development

Overall	Apr 1 thru Jun 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$546,304.00
Total Budget	\$0.00	\$546,304.00
Total Obligated	\$543,304.00	\$546,304.00
Total Funds Drawdown	\$17,593.08	\$17,593.08
Program Funds Drawdown	\$17,593.08	\$17,593.08
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$17,823.44	\$18,274.38
City of Miami Gardens-Community Development	\$17,823.44	\$18,274.38
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity entails the City and/or a Developer solicited through an RFQ process to acquire abandoned and or foreclosed single family properties, rehabilitate the homes to meet all codes, be energy efficient and hardened against storms. The properties will be sold to income eligible buyers for which the City will provide assistance in an amount of up to \$55,000 in the form of a soft second mortgage. Program income derived from the sales of these properties will be used to acquire, rehabilitate and resell additional housing units.

The City will, to the maximum extent feasible, make every effort to encourage the hiring of residents from the target areas by all vendors, contractors, and/or developers participating in the program. They will also be encouraged to use local vendors and material suppliers.

Location Description:

Riverdale and Rainbow Park (Census Blocks 10001.1, 00403.1, 00403.5, 00403.6)

Activity Progress Narrative:

During this quarter, the City of Miami Gardens is in contract to purchase the fifth house for the project being carried out in partnership with the Miami-Dade Affordable Housing Foundation.



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

Grantee Activity Number:	NSP3-03
Activity Title:	Demolition of Blighted Structures

Activity Category:
Clearance and Demolition

Activity Status:
Planned

Project Number:
NSP3-2011

Project Title:
NSP3

Projected Start Date:
03/10/2011

Projected End Date:
03/10/2014

Benefit Type:
Area ()

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Miami Gardens-Community Development

Overall	Apr 1 thru Jun 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$50,000.00
Total Budget	\$0.00	\$50,000.00
Total Obligated	\$49,650.00	\$50,000.00
Total Funds Drawdown	\$8,525.00	\$8,525.00
Program Funds Drawdown	\$8,525.00	\$8,525.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$1,383.00	\$9,833.00
City of Miami Gardens-Community Development	\$1,383.00	\$9,833.00
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity involves the elimination of approximately 5 blighted structures that are beyond repair, and pose a health and/or safety hazard in eligible neighborhoods. The City will, to the maximum extent feasible, make every effort to encourage the hiring of residents from the target areas by all vendors, contractors, and/or developers participating in the program. They will also be encouraged to use local vendors and material suppliers.

Location Description:

Riverdale and Rainbow Park (Census Blocks 10001.1, 00403.1, 00403.5, 00403.6)

Activity Progress Narrative:

During this quarter, the City of Miami Gardens completed the demolition of a blighted, unsafe structure within the City. The City will seek to administratively foreclose to obtain title and redevelop the site. No accomplishment can be reported at this time until the City can determine whether title will be obtained or not. The City has however recorded a lien on the property to assert our interests for the funds used to demolish and clear the blight.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/5



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/5
# of Singlefamily Units	0	1/5

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	



Grantee Activity Number: NSP3-04

Activity Title: Program Administration

Activity Category:

Administration

Project Number:

NSP3-2011

Projected Start Date:

03/10/2011

Benefit Type:

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National Objective:

N/A

Activity Status:

Planned

Project Title:

NSP3

Projected End Date:

03/10/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Miami Gardens-Community Development

Overall

	Apr 1 thru Jun 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$194,033.00
Total Budget	\$0.00	\$194,033.00
Total Obligated	\$0.00	\$64,677.00
Total Funds Drawdown	\$12,832.14	\$13,474.14
Program Funds Drawdown	\$12,832.14	\$13,474.14
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$10,357.29	\$33,499.52
City of Miami Gardens-Community Development	\$10,357.29	\$33,499.52
Match Contributed	\$0.00	\$0.00

Activity Description:

Program Administration: Administrative duties relative to the overall grant program and fair housing activities. This activity is assumed to benefit low and moderate income persons and is eligible under 24 CFR section 570.206. NSP3 regulations allows grantees a maximum of 10% of their NSP allocation to be utilized for planning and administrative costs overseeing the program, reporting and other general administrative activities.

Location Description:

Activity Progress Narrative:

Administrative costs are primarily salary and benefits for staff.

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

