

Jul 1, 2009 thru Sep 30, 2009 Performance Report

Grant Number:

B-08-MN-12-0019

Grantee Name:

North Miami, FL

Grant Amount:

\$2,847,089.00

Grant Status:

Active

Submitted By:

John Gordon

(email:john.l.gordon@hud.gov)

Obligation Date:**Award Date:****Contract End Date:****Reviewed By HUD:**

Reviewed and Approved

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	311,292.9	311,292.9
Obligated CDBG DR Funds	311,292.9	311,292.9
Expended CDBG DR Funds	323,789.5	323,789.5
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	12,267.72
Limit on State Admin	0	0

Progress Toward Activity Type Targets

Activity Type	Target	Actual
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Progress Toward National Objective Targets

National Objective	Target	Actual
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Overall Progress Narrative:

The City of North Miami has made substantial progress since the last quarterly report was submitted. Three properties have been acquired and several are under contract to be purchased. Properties that were purchased have been inspected and the City is currently seeking estimates from local contractors to rehabilitate these homes.

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.	-284,708	307,871.78	2,562,381	307,871.78
300, NSP Administration	284,708	3,421.12	284,708	3,421.12
9999, Restricted Balance	0	0	0	0
BCKT, Bucket Project	-2,847,089	0	0	0

Project/Activity Index:			
Project #	Project Title	Grantee Activity #	Activity Title
200	Acq &Rehab Foreclosed prop.	202	Acq.& Rehab. of Single Family Rental Units
		203	Single family acquisition, rehab and resale
300	NSP Administration	301	Administrative Expenses

Activities

Grantee Activity Number:

202

Activity Category:

Acquisition - general

Project Number:

200

Projected Start Date:

03/16/2009

National Objective:

Activity Title:

Acq.& Rehab. of Single Family Rental Units

Activity Status:

Under Way

Project Title:

Acq &Rehab Foreclosed prop.

Projected End Date:

12/31/2012

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of North Miami

	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	711,773
Total CDBG Program Funds Budgeted	N/A	711,773
Program Funds Drawdown	98,274.51	98,274.51
Obligated CDBG DR Funds	98,274.51	98,274.51
Expended CDBG DR Funds	98,599.51	98,599.51
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	1/5
# of housing units	0	0	2	0/0	0/0	2/10
# 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:

The City has acquired one property and has two additional rental properties under contract.

Activity Location:			
Address	City	State	Zip
1261 NE 141 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:
203

Activity Category:
Acquisition - general

Activity Title:
Single family acquisition, rehab and resale

Project Number:
200

Activity Status:
Under Way

Projected Start Date:
03/16/2009

Project Title:
Acq &Rehab Foreclosed prop.

National Objective:
NSP Only - LMMI

Projected End Date:
12/31/2012

Responsible Organization:
City of North Miami

	Jul 1 thru Sep 30, 2009	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	209,597.27	209,597.27

Obligated CDBG DR Funds	209,597.27	209,597.27
Expended CDBG DR Funds	212,922.27	212,922.27
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	2	0/0	0/0	2/12
# of housing units	0	0	2	0/0	0/0	2/12
# 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 of North Miami has acquired two properties under this activity and three additional properties are under contract.

Activity Location:

Address	City	State	Zip
961 NE 129 St	North Miami	NA	33161
931 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

	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	284,708
Total CDBG Program Funds Budgeted	N/A	284,708
Program Funds Drawdown	3,421.12	3,421.12
Obligated CDBG DR Funds	3,421.12	3,421.12
Expended CDBG DR Funds	12,267.72	12,267.72
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

This Report Period	Cumulative Actual Total / Expected
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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:

The City of North Miami has held several community wide workshops and has advertised the NSP program on the radio, TV and on the City of North Miami web page. We have had a good response from citizens looking to purchase foreclosed properties and several prospective homebuyers have been attending homebuyer counseling classes.

Activity Location:

Address	City	State	Zip
No Activity Locations Found			

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources	Amount
No Other Funding Sources Found	
