

Grantee: North Miami, FL

Grant: B-08-MN-12-0019

July 1, 2010 thru September 30, 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

Review by HUD:

Submitted - Await for Review

QPR Contact:

No QPR Contact Found

Disasters:**Declaration Number**

NSP

Narratives**Areas of Greatest Need:**

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.

Distribution and and Uses of Funds:

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 tracks 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.

Definitions and Descriptions:**Low Income Targeting:****Acquisition and Relocation:****Public Comment:****Overall****Total Projected Budget from All Sources****This Report Period**

N/A

To Date

\$2,847,089.00

Total CDBG Program Funds Budgeted	N/A	\$2,847,089.00
Program Funds Drawdown	\$574,487.60	\$2,326,396.15
Obligated CDBG DR Funds	\$166,957.58	\$2,847,089.00
Expended CDBG DR Funds	\$78,660.37	\$2,013,283.29
Match Contributed	\$0.00	\$0.00
Program Income Received	\$314,862.44	\$435,609.24
Program Income Drawdown	\$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	\$427,063.35	\$0.00
Limit on Admin/Planning	\$284,708.90	\$98,340.66
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$711,772.25	\$711,773.00

Overall Progress Narrative:

The City has acquired a total of 18 properties. 5 properties are rental properties. 1 is tenant occupied. Of the single family homes acquired, 4 have been rehabilitated and resold to income eligible families. The remaining properties are being rehabilitated or in the process of being resold. It is anticipated that all rehabilitation work will be completed in the next quarter.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
200, Acq & Rehab Foreclosed prop.	\$493,788.31	\$2,562,381.00	\$2,170,036.06
300, NSP Administration	\$80,699.29	\$284,708.00	\$156,360.09
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
BCKT, Bucket Project	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number: 202

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

Activity Category:

Acquisition - general

Project Number:

200

Projected Start Date:

03/16/2009

Activity Status:

Under Way

Project Title:

Acq &Rehab Foreclosed prop.

Projected End Date:

12/31/2012

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, 2010

To Date

Total Projected Budget from All Sources	N/A	\$711,773.00
Total CDBG Program Funds Budgeted	N/A	\$711,773.00
Program Funds Drawdown	\$106,210.36	\$442,149.77
Obligated CDBG DR Funds	\$151,015.84	\$711,773.00
Expended CDBG DR Funds	\$78,660.37	\$512,255.10
City of North Miami	\$78,660.37	\$512,255.10
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

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 a total of 5 rental properties, all duplexes for a total of 10 units. One unit has been rented to a low income household. The rented unit is located at 917 NE 122 Street, North Miami.

Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	4	10/10

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	1	0	1	1/10	0/0	1/10	100.00
# of Renter Units	1	0	1	1/10	0/0	1/10	100.00

Activity Locations

Address	City	State	Zip
915-917 NE 122 Street	North Miami	NA	33316

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:	203
Activity Title:	Single family acquisition, rehab and resale

Activity Category:

Acquisition - general

Project Number:

200

Projected Start Date:

03/16/2009

Activity Status:

Under Way

Project Title:

Acq &Rehab Foreclosed prop.

Projected End Date:

12/31/2012

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of North Miami

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,850,608.00
Total CDBG Program Funds Budgeted	N/A	\$1,850,608.00
Program Funds Drawdown	\$387,577.95	\$1,727,886.29
Obligated CDBG DR Funds	\$15,941.74	\$1,850,608.00
Expended CDBG DR Funds	\$0.00	\$1,402,687.53
City of North Miami	\$0.00	\$1,402,687.53
Match Contributed	\$0.00	\$0.00
Program Income Received	\$314,862.44	\$435,609.24
Program Income Drawdown	\$0.00	\$0.00

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 has acquired a total of 14 units and 4 units have been resold. The units sold are 1261 NE 141 St, 1195 NW 127 Street, 1640 NW 123 Street, 931 NE 142 Street.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	13/14
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	13/14
# of Singlefamily Units	13	13/14

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	1	3	4	1/0	3/14	4/14	100.00
# of Owner Units	1	3	4	1/0	3/14	4/14	100.00

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: 301

Activity Title: Administrative Expenses

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

300

Project Title:

NSP Administration

Projected Start Date:

03/16/2009

Projected End Date:

12/31/2009

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

City of North Miami

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$284,708.00
Total CDBG Program Funds Budgeted	N/A	\$284,708.00
Program Funds Drawdown	\$80,699.29	\$156,360.09
Obligated CDBG DR Funds	\$0.00	\$284,708.00
Expended CDBG DR Funds	\$0.00	\$98,340.66
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

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:

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
