

Grantee: North Miami, FL

Grant: B-08-MN-12-0019

January 1, 2014 thru March 31, 2014 Performance Report

Grant Number: B-08-MN-12-0019	Obligation Date:	Award Date:
Grantee Name: North Miami, FL	Contract End Date: 03/25/2013	Review by HUD: Reviewed and Approved
Grant Award Amount: \$2,847,089.00	Grant Status: Active	QPR Contact: Marie Frantz Jean-Pharuns
LOCSS Authorized Amount: \$2,847,089.00	Estimated PI/RL Funds: \$1,010,645.35	
Total Budget: \$3,857,734.35		

Disasters:

Declaration Number

No Disasters Found

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:

The City of North Miami requests your approval to increase the budget of Activity 202- LH-25 by the received program income of \$127,431.48. 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	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$3,857,734.35
Total Budget	\$0.00	\$3,857,734.35
Total Obligated	\$0.00	\$3,857,734.35



Total Funds Drawdown	\$0.00	\$3,717,172.97
Program Funds Drawdown	\$0.00	\$2,730,675.62
Program Income Drawdown	\$0.00	\$986,497.35
Program Income Received	\$0.00	\$1,010,645.35
Total Funds Expended	\$0.00	\$3,594,506.80
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Target	Actual
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	\$276,148.05
Limit on Admin	\$0.00	\$276,148.05
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$964,433.59	\$1,143,057.90

Overall Progress Narrative:

The City entered into a one year lease agreement on February 28, 2014 with an eligible applicant whose household income does not exceed 50 % and also has entered into a contract with three eligible and potential buyers for the single family properties. The City is also currently reconciling NSP account.

Project Summary

Project #, Project Title	This Report Period	To Date	
		Program Funds Drawdown	Project Funds Budgeted
200, Acq & Rehab Foreclosed prop.	\$0.00	\$3,487,119.48	\$2,555,474.99
300, NSP Administration	\$0.00	\$370,614.87	\$175,200.63



Activities

Project # / Title: 200 / Acq & Rehab Foreclosed prop.

Grantee Activity Number: 202
Activity Title: Acq. & Rehab. of Single Family Rental Units-LH 25

Activitiy Category:	Activity Status:
Rehabilitation/reconstruction of residential structures	Under Way
Project Number:	Project Title:
200	Acq & Rehab Foreclosed prop.
Projected Start Date:	Projected End Date:
03/16/2009	12/31/2012
Benefit Type:	Completed Activity Actual End Date:
Direct (Household)	
National Objective:	Responsible Organization:
NSP Only - LH - 25% Set-Aside	City of North Miami

Overall

	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$1,189,152.46
Total Budget	\$0.00	\$1,189,152.46
Total Obligated	\$0.00	\$1,189,152.46
Total Funds Drawdown	\$0.00	\$1,143,057.90
Program Funds Drawdown	\$0.00	\$635,363.06
Program Income Drawdown	\$0.00	\$507,694.84
Program Income Received	\$0.00	\$24,148.00
Total Funds Expended	\$0.00	\$858,512.12
City of North Miami	\$0.00	\$858,512.12
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$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 entered into a year lease agreement with an eligible applicant. All my 25 % set aside units are currently



occupied.

Accomplishments Performance Measures

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

# of Housing Units	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Singlefamily Units	5		5/9	

Beneficiaries Performance Measures

# of Households	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Persons	0	0	0	0/0	0/0	0/0	0
# Renter Households	0	0	0	5/9	0/0	5/9	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:	203
Activity Title:	Single family acquisition, rehab and resale

Activity Category:	Activity Status:
Rehabilitation/reconstruction of residential structures	Under Way
Project Number:	Project Title:
200	Acq & Rehab Foreclosed prop.
Projected Start Date:	Projected End Date:
03/16/2009	12/31/2012
Benefit Type:	Completed Activity Actual End Date:
Direct (HouseHold)	
National Objective:	Responsible Organization:
NSP Only - LMMI	City of North Miami

Overall	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$2,297,967.02
Total Budget	\$0.00	\$2,297,967.02
Total Obligated	\$0.00	\$2,297,967.02
Total Funds Drawdown	\$0.00	\$2,297,967.02
Program Funds Drawdown	\$0.00	\$1,920,111.93
Program Income Drawdown	\$0.00	\$377,855.09
Program Income Received	\$0.00	\$986,497.35
Total Funds Expended	\$0.00	\$2,459,846.63
City of North Miami	\$0.00	\$2,459,846.63
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$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 is currently under purchase agreement contract with three eligible buyers for the remainder of the 3 single family homes. The City is currently reconciling his account .

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	-11	11/14



	This Report Period		Cumulative Actual Total / Expected				
	Total		Total	Low	Mod	Total	Low/Mod
# of Housing Units	-12					11/14	
# of Singlefamily Units	-12					11/14	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	6/4	4/10	11/14	90.91
# of Persons	0	0	0	0/0	0/0	0/0	0
# Owner Households	0	0	0	6/4	4/10	11/14	90.91

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	

Project # / Title: 300 / NSP Administration

Grantee Activity Number: 301

Activity Title: Administrative Expenses

Activitiy Category:

Activity Status:

Administration

Under Way

Project Number:

Project Title:

300

NSP Administration

Projected Start Date:

Projected End Date:

03/16/2009

12/31/2009

Benefit Type:

Completed Activity Actual End Date:

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National Objective:

Responsible Organization:

N/A

City of North Miami

Overall

Jan 1 thru Mar 31, 2014

To Date



Total Projected Budget from All Sources	N/A	\$370,614.87
Total Budget	\$0.00	\$370,614.87
Total Obligated	\$0.00	\$370,614.87
Total Funds Drawdown	\$0.00	\$276,148.05
Program Funds Drawdown	\$0.00	\$175,200.63
Program Income Drawdown	\$0.00	\$100,947.42
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$276,148.05
City of North Miami	\$0.00	\$276,148.05
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$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:

Funds were used for day to day operation to administer the program.

Accomplishments Performance Measures

No Accomplishments Performance Measures

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	

