

Grantee: North Miami, FL

Grant: B-11-MN-12-0019

January 1, 2014 thru March 31, 2014 Performance Report



Grant Number:

B-11-MN-12-0019

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

North Miami, FL

Contract End Date:

03/08/2014

Review by HUD:

Reviewed and Approved

Grant Award Amount:

\$1,173,374.00

Grant Status:

Active

QPR Contact:

Marie Frantz Jean-Pharuns

LOCCS Authorized Amount:

\$1,173,374.00

Estimated PI/RL Funds:

\$0.00

Total Budget:

\$1,173,374.00

Disasters:

Declaration Number

No Disasters Found

Narratives

Summary of Distribution and Uses of NSP Funds:

Eligible Use B: Acquisition and Rehabilitation

Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties.

24 CFR 570.201(a) Acquisition (b) Disposition, (i) Relocation, and (n) Direct homeownership assistance (as modified below);

- 24 CFR 570.202 eligible rehabilitation and preservation activities for homes and other residential properties.

Eligible Use B: Acquisition and Rehabilitation 25 set aside

Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties for families whose income does not exceed 50% of the median.

24 CFR 570.201(a) Acquisition (b) Disposition, (i) Relocation

24 CFR 570.202 eligible rehabilitation and preservation activities for homes and other residential properties.

How Fund Use Addresses Market Conditions:

The City of North Miami used the NSP 3 mapping tool provided by HUD to determine the target areas to be used under the NSP 3 program. The City also reviewed the list of foreclosure sales in the target area, types of foreclosed or abandoned properties in the target area and the density of eligible property in the target area. Age of housing, property types and the level of homeownership versus rental properties in the target area were examined. Accessibility to public transportation, employment, schools and employment centers in the target area were examined. The areas selected meet the minimum needs score of 17, and have a neighborhood NSP score of 20. There are a high percentage of subprime related loans and the area is likely to face a significant rise in the rate of foreclosures. Neighborhood attributes such as area benefit eligibility, vacancy rates, foreclosure estimates, unemployment, and home values were reviewed and compared to other potential neighborhoods. The use of NSP funds in this neighborhood will reduce the vacancy rate, increase the availability of affordable rental housing for eligible families, improve property values and reduce the foreclosure rates and the rate of abandonment. Several potential target areas were reviewed weighing in several factors. To select the area of greatest need the City of North Miami included the following factors:

Minimum needs score

Neighborhood attributes

Greatest number of units for sales in the various target areas

Accessibility to public transportation in the target areas

A larger share of multifamily vs. single family units in the target area

Age of housing in the area to determine potential rehabilitation cost

Factors related to marketability and lease up such as schools, retail stores and parks

Percentage of very low, low and middle income households in the target area

Recent property sales in the target area

Based on the above factors the area of greatest need is identified in Attachment A.

The City will try to assist the estimated numbers of properties needed to provide a significant impact in the areas of greatest need. However, due to the limited amount of funds available, the age and deterioration of structures that have been abandoned



or foreclosed, the need to bring units into compliance with specific housing standard and energy efficiency requirements, as well the need to protect the homes against potential disasters, it is anticipate that there will not be sufficient funds to purchase, rehabilitate and rent 20% of the REO in the past year, however it is anticipated that 87% of the 20% (14 out of 16) recommended will be accomplished in this target neighborhood.

NSP3 Action Plan Amendment-Target Area 4 (November 2012)

The City of North Miami proposes to amend its NSP 3 action plan to expand the target area thereby allowing theCity the ability to timely expend its funds to areas of greatest need. The proposed Target Area 4 is expansive and includes Target Areas 1, 2 and 3 and further meets all the requirements of HUD's NSP3 Mapping Tool in that it is an area of "greatest need" with an Index Score of 19.94. The proposed Target Area (4) is bordered by NW 17thAvenue on the west, to NE 16thAvenue on the East, up to the City's Northern limits at NE 149thStreet on the North, to NW 119thStreet on the Sou

How Fund Use Addresses Market Conditions:

th. The proposed Target Area 4 includes all previously approved Target Areas.

Ensuring Continued Affordability:

The City of North Miami will adopt the affordability standards at 24 CFR 92.254 as described below.

Per unit investment minimum affordability period

Under \$15,000.....	5
\$15,000 to \$40,000.....	10
Over \$40,000.....	15

Definition of Blighted Structure:

A blighted structure is defined as one that exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health and safety.

Definition of Affordable Rents:

In establishing affordable rents the City of North Miami will adopt the HOME program standards at 24 CFR 92.252(a), (c), (e), and (f).

Housing Rehabilitation/New Construction Standards:

All units assisted including new construction with NSP3 funds will meet applicable laws, codes relating to housing safety, quality, and habitability. The City of North Miami will comply with the Florida building code, local code and the City's land development regulations. All properties assisted must meet the City's Minimum Housing Quality Code, Section 8 Housing Quality Standards and the City's Green Housing Guidelines. Where applicable, the City will comply with Section 504 of the Rehabilitation Act of 1973 and the Fair Housing Act, including their respective provisions related to physical accessibility standards for persons with disabilities. The rehabilitation and new construction standards that will apply for NSP-assisted projects must be included in the Action Plan. Specifically, HUD requires that:

All gut rehabilitation or new construction (of residential buildings) up to three stories will be designed to meet the standard for Energy Star Qualified New Homes.

All gut rehabilitation or new construction of mid -or high-rise multifamily housing must be designed to meet American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) Standard 90.1-2004, Appendix G plus 20 percent (which is the Energy Star standard for multifamily buildings piloted by the Environmental Protection Agency and the Department of Energy).

Other rehabilitation will meet these standards to the extent applicable to the rehabilitation work undertaken, e.g., replace older obsolete products and appliances (such as windows, doors, lighting, hot water heaters, furnaces, boilers, air conditioning units, refrigerators, clothes washers and dishwashers) with Energy Star-46 labeled products.

Water efficient toilets, showers, and faucets, such as those with the Water Sense label, must be installed. Where relevant, the housing unit will be improved to mitigate the impact of disasters.

Vicinity Hiring:

In order to encourage vicinity hiring the City will reach out to contractors who plan to hire as a result of rehabilitation activities, and request that they hire within the proposed target areas. Contractors will also be encouraged to purchase materials and contract with small businesses that are owned and operated by persons residing in the vicinity of the NSP projects.

Grantee Contact Information:

NSP3 Program Administrator Contact Information

Name (Last, First) Wiilson-Sejour, Tanya

Email Address Tsejour@northmiamifl.gov

Phone Number 305-895-9826

Mailing Address 12400 NE 8th Ave, North Miami, FL 33161

Procedures for Preferences for Affordable Rental Dev.:

In order to increase the availability of affordable rental housing for LMMI household the City will use funds to acquire, rehabilitate and rent single family and or multifamily structures to eligible households. The City will retain ownership of the units and will hire a management agent to manage the inventory of projects. The minimum affordability period will be based on



the HOME program affordability guidelines. Tenant income eligibility will be determined prior to occupancy. Limiting the use of funds to rental units will ensure that rental housing preferences under the program are met.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$1,173,374.00
Total Budget	\$0.00	\$1,173,374.00
Total Obligated	\$294,000.00	\$1,173,374.00
Total Funds Drawdown	\$233,261.69	\$901,015.08
Program Funds Drawdown	\$233,261.69	\$901,015.08
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$233,261.69	\$901,015.08
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	\$176,006.10	\$0.00
Limit on Admin/Planning	\$117,337.40	\$117,337.00
Limit on Admin	\$0.00	\$117,337.00
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$293,343.50	\$125,066.57

Overall Progress Narrative:

The goal of the City was to acquire 5 additional units to be occupied by low income households. Unfortunately The City suffered a setback due to the rise of the Housing Market and the sudden changes in Upper Management and Administrative staff. Current staff has completed the rehabilitation of the nine units located at for 401 NE 121 St and have acquired two single family homes (1230 NW 131 St and 1420 NW 127 St). Rehab has been completely at 1230 NW 131 ST. and roof was installed at 1420 NW 127 St.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Rental Acquisition/Rehabilitation	\$221,776.94	\$1,056,037.00	\$783,678.08
2, Administration	\$11,484.75	\$117,337.00	\$117,337.00



Activities

Project # / Title: 1 / Rental Acquisition/Rehabilitation

Grantee Activity Number: 1 - LMMI

Activity Title: Rental Acquisition/Rehabilitation LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

1

Projected Start Date:

03/11/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Rental Acquisition/Rehabilitation

Projected End Date:

03/11/2015

Completed Activity Actual End Date:

Responsible Organization:

City of North Miami

Overall	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$762,037.00
Total Budget	\$0.00	\$762,037.00
Total Obligated	\$0.00	\$762,037.00
Total Funds Drawdown	\$96,710.37	\$658,611.51
Program Funds Drawdown	\$96,710.37	\$658,611.51
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$96,710.37	\$658,611.51
City of North Miami	\$96,710.37	\$658,611.51
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

In order to increase the availability of affordable rental housing for LMMI household the City will use funds to acquire, rehabilitate and rent single family and or multifamily structures to eligible households. The City will retain ownership of the units and will hire a management agent to manage the inventory of projects. The minimum affordability period will be based on the HOME program affordability guidelines. Tenant income eligibility will be determined prior to occupancy. Limiting the use of funds to rental units will ensure that rental housing preferences under the program are met. In order to encourage vicinity hiring the City will reach out to contractors who plan to hire as a result of rehabilitation activities, and request that they hire within the proposed target areas. Contractors will also be encouraged to purchase materials and contract with small businesses that are owned and operated by persons residing in the vicinity of the NSP projects.

Location Description:

This activity will be undertaken in the target area bordered by Northeast 12th Avenue on the East, Northeast 6th Avenue on the West, Northeast 135th Street on the South and Northeast 143th Street on the North.

In the fall of 2011, the Target Area was considered limited. The approved Target Area restricted the City's ability to expend the funds in the areas of greatest need in a timely way. An additional Target Area (Area 2) was identified and submitted to the NSP3 Mapping Tool. The proposed Target Area 2 location was in an area of "greatest need" with an Index Score of twenty (20). The proposed area is located west of Dixie Highway to the west, NE 123rd Street to the north, NE 121st Street to the south and 6th Avenue to the east.

The City published a Substantial Amendment and the Target Area 2 Map in the City's designated newspaper for a comment period of fifteen (15) days January 13 and ending January 27, 2012.

The City Council approved the Substantial Amendment to the 2010 Action Plan and the additional Target Area on January 24, 2012.

Activity Progress Narrative:

Rehabilitation for 401 NE 121 ST was completed and qualified /eligible tenants are occupying 6 of the units.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	1/10
# of Multifamily Units	1	1/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	2	2	0/0	2/0	2/10	100.00
# Renter Households	0	2	2	0/0	2/0	2/10	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:	2 - 25% set aside
Activity Title:	Rental Acquisition/Rehabilitation 25% set aside

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

1

Projected Start Date:

03/11/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Rental Acquisition/Rehabilitation

Projected End Date:

03/11/2015

Completed Activity Actual End Date:**Responsible Organization:**

City of North Miami

Overall

	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$294,000.00
Total Budget	\$0.00	\$294,000.00
Total Obligated	\$294,000.00	\$294,000.00
Total Funds Drawdown	\$125,066.57	\$125,066.57
Program Funds Drawdown	\$125,066.57	\$125,066.57
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$125,066.57	\$125,066.57
City of North Miami	\$125,066.57	\$125,066.57
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

In order to increase the availability of affordable rental housing for VLI household the City will use funds to acquire, rehabilitate and rent single family and or multifamily structures to eligible households. The City will retain ownership of the units and will hire a management agent to manage the inventory of projects. The minimum affordability period will be based on the HOME program affordability guidelines. Tenant income eligibility will be determined prior to occupancy. Limiting the use of funds to rental units will ensure that rental housing preferences under the program are met.

Location Description:

This activity will be undertaken in the target area bordered by Northeast 12th Avenue on the East, Northeast 6th Avenue on the West, Northeast 135th Street on the South and Northeast 143th Street on the North.

Activity Progress Narrative:

Due to the current changes that had occurred in the City of North Miami upper management staff and the increase in the Housing market, the City's staff is diligently working to meet our national objective. We have acquired 2 single family homes to meet the 25 % set aside in addition to the multi family property located at 401 NE 121 St. One of the single family, 1230 NW 131 St North Miami, FL 33168, has been completely rehabbed pending new tenant certification. A new roof was installed at 1420 NW 127 St with complete rehab to follow at a later date. Those 2 single family homes will be assigned to the 25 % set aside renters to meet the national objective.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	4	4/3
# of Multifamily Units	4	4/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	4	0	4	4/6	0/0	4/6	100.00
# Renter Households	4	0	4	4/6	0/0	4/6	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	

Project # / Title: 2 / Administration

Grantee Activity Number:	3 - Administration
Activity Title:	Administration

Activity Category:

Administration

Project Number:

2

Projected Start Date:

03/11/2011

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

03/11/2015

Completed Activity Actual End Date:

Responsible Organization:

City of North Miami

Overall	Jan 1 thru Mar 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$117,337.00
Total Budget	\$0.00	\$117,337.00
Total Obligated	\$0.00	\$117,337.00
Total Funds Drawdown	\$11,484.75	\$117,337.00
Program Funds Drawdown	\$11,484.75	\$117,337.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$11,484.75	\$117,337.00
City of North Miami	\$11,484.75	\$117,337.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

General management, oversight and coordination. Reasonable costs of overall program management, coordination, monitoring, and evaluation.

Location Description:

City of North Miami

Activity Progress Narrative:

Funds were used for day to day activities for the acquisition and rehabilitation of the properties.

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	