

Grantee: Broward County, FL

Grant: B-08-UN-12-0002

July 1, 2021 thru September 30, 2021 Performance

Grant Number: B-08-UN-12-0002	Obligation Date:	Award Date:
Grantee Name: Broward County, FL	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$17,767,589.00	Grant Status: Active	QPR Contact: No QPR Contact Found
LOCCS Authorized Amount: \$17,767,589.00	Estimated PI/RL Funds: \$5,650,000.00	
Total Budget: \$23,417,589.00		

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

Broward County Neighborhood Stabilization Program (NSP) has prioritized funding to those non-NSP entitlement municipalities and unincorporated areas with the greatest percentage of home foreclosures and subprime loans, those areas most likely to experience a significant rise in the rate of home foreclosures, and those communities with the highest concentration of moderate to low income households. The intent of this approach is to disperse funding across the County's smaller municipalities and unincorporated areas in a fair and equitable manner based upon community need. Broward County will utilize census tracts to target specific areas for assistance.

Distribution and and Uses of Funds:

Broward County identified areas of need for its Neighborhood Stabilization Program (NSP) funding by first focusing upon the "Foreclosure and Abandonment Risk" index published by HUD. The County has selected and identified those census tracts located outside NSP entitlement communities which are most likely to be impacted by future foreclosures. Next, the County utilized the actual existing foreclosure rates by census tract, which was extracted from HUD data regarding the rates of foreclosure in the County. Finally, the County will utilize existing maps that identify those census tracts with high concentrations of subprime loan products. In addition, the County will focus only upon those census tracts which are "middle-moderate-low income eligible." The remaining eligible census tracts will then be prioritized according to the level of subprime lending, and will represent a final tier of analysis when deciding where to expend NSP funds.

Definitions and Descriptions:

Blighted Structure: Under 9-J5 of the State Statutes, a "blighted structure" is one where maintenance has been deferred and structure deterioration is evident. Section 18.86 (b) (2) of Broward County's Administrative Codes defines it further and states: That a "Blighted area" exists, which is an area in which there is a substantial number (20% or more), of slum or deteriorating structures and conditions which endanger life or property.

Affordable Rents: Affordable rental cost shall be determined by using the HOME Program rent chart for the current year, as follows:

Households at 50% area median income or below will pay a maximum of the Low HOME Rent Limit (with adjustment for the number of bedrooms) minus utility allowance.

Households at 51-80% of area median income will pay a maximum of the High HOME Rent Limit (with adjustments for the number of bedrooms) minus utility allowance.

Households at 81%-120% of area median income will pay a maximum of the Fair Market Rent (with adjustments for the number of bedrooms) minus utility allowance.

All rental activities carried out by Broward County using NSP funds will remain affordable to income-eligible families for a period no less than thirty (30) years, which exceeds the minimum standards set by 24CFR92.252(e). In addition, Income Eligible Families whose income category has changed at the time of lease renewal must pay rent according to limitations stated above.

Description of how grantee will ensure continued affordability for NSP assisted housing: Broward County will require all recipients of NSP funding to execute a mortgage, promissory note, and a declaration of restrictive covenants. These documents will be recorded in the Public Records and are enforceable mechanisms to insure continued affordability.

Description of housing rehabilitation standards that will apply to NSP assisted activities: Broward County will utilize its existing housing rehabilitation standards for NSP funded projects. These standards are included in Broward County's



substantial change for NSP.

Low Income Targeting:

Broward County will set-aside \$5 million of its NSP allocation for the redevelopment of foreclosed single and multifamily rental properties and single-family properties for resale, to be rented and sold specifically to households whose incomes do not exceed fifty percent (50%) of area median income.

Acquisition and Relocation:

Broward County plans on pursuing limited NSP funded demolition or conversion of low- and moderate-income dwelling units.

Public Comment:

Public Notice was published in the Fort Lauderdale Sun-Sentinel on October 28, 2008. A 15 day public comment period started on the date of publication with no public comments recieved.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	\$0.00	\$23,527,383.95
Total Budget	\$0.00	\$23,395,632.50
Total Obligated	\$0.00	\$23,395,632.50
Total Funds Drawdown	\$0.00	\$23,164,427.40
Program Funds Drawdown	\$0.00	\$17,514,427.40
Program Income Drawdown	\$0.00	\$5,650,000.00
Program Income Received	\$0.00	\$5,650,000.00
Total Funds Expended	\$0.00	\$23,164,427.40
HUD Identified Most Impacted and Distressed	\$0.00	\$0.00
Other Funds	\$ 0.00	\$ 131,751.45
Match Funds	\$ 0.00	\$ 131,751.45
Non-Match Funds	\$ 0.00	\$ 0.00

Funds Expended

Overall	This Period	To Date
BHP Community Land Trust, Inc.	\$ 0.00	\$ 2,951,891.90
Broward Alliance for Neighborhood Development	\$ 0.00	\$ 11,307,820.81
Broward County Housing Finance and Community	\$ 0.00	\$ 2,174,538.66
Broward County Housing Finance and Community	\$ 0.00	\$ 0.00
City of Hallandale Beach	\$ 0.00	\$ 1,772,336.04
City of North Lauderdale	\$ 0.00	\$ 1,845,042.99
Housing Authority of the City of Fort Lauderdale	\$ 0.00	\$ 3,112,797.00

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	99.99%	.00%	.00%
Minimum Non Federal Match	\$.00	\$600,000.00	\$131,751.45
Overall Benefit Amount	\$21,089,786.71	\$.00	\$.00
Limit on Public Services	\$2,665,138.35	\$.00	\$.00
Limit on Admin/Planning	\$1,776,758.90	\$2,325,693.10	\$2,174,538.66
Limit on Admin	\$.00	\$2,325,693.10	\$2,174,538.66
Most Impacted and Distressed	\$.00	\$.00	\$.00
Progress towards LH25 Requirement	\$5,854,397.25		\$6,581,616.89

Overall Progress Narrative:



RFP issued for new NSP project. RFP awarded and selected developer project to go to Broward County Board of County Commissioners for approval during October 2021.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
001, Residential Acquisition	\$0.00	\$6,949,293.56	\$5,474,338.65
002, Residential Rehabilitation	\$0.00	\$5,352,718.62	\$2,559,658.70
003, Financing Mechanism (Soft-Second Mortgage)	\$0.00	\$717,493.22	\$633,849.70
004, Program Planning and Administration	\$0.00	\$2,325,693.10	\$1,776,757.07
005, Residential Demolition	\$0.00	\$25,000.00	\$25,000.00
006, Housing Redevelopment	\$0.00	\$841,523.60	\$637,325.58
007, Multi & Single Family Residential Acquisition & Rehab	\$0.00	\$6,064,915.40	\$5,451,004.92
008, Multifamily Acquisition & Rehab for Resale	\$0.00	\$1,119,005.00	\$956,492.78

