

**Grantee: Coral Springs, FL**

**Grant: B-08-MN-12-0004**

**October 1, 2009 thru December 31, 2009 Performance Report**

**Grant Number:**

B-08-MN-12-0004

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

Coral Springs, FL

**Award Date:**

03/05/2009

**Grant Amount:**

\$3,378,142.00

**Contract End Date:**

03/04/2013

**Grant Status:**

Active

**Review by HUD:**

Reviewed and Approved

**QPR Contact:**

Vickki Placide

**Disasters:****Declaration Number**

NSP

**Plan Description:**

As of September 2007, there were 859 Coral Springs homes in the pre-foreclosure process. This more than doubled to 2,187 homes by June 2008 and more than tripled to 2,658 in October 2008 with the number of foreclosures continuing to grow more than 12% per month, according to First American CoreLogic. In addition, there were 183 bank-owned properties (meaning the homeowner had lost their homes) by the end of Fiscal Year 2007. The number of bank-owned properties had grown to more than 400 in July 2008 and over 500 in October 2008 according to Foreclosure.com, Broward Clerk of Courts and First American CoreLogic.

**Recovery Needs:**

As depicted in Table 3 and according to Realtytrac, Coral Springs zip code of 33065 had the third highest lender owned properties in Broward County. This is due to the high density/population, the amount of sub prime mortgages and abundance of single ownership multifamily properties converting to condominiums.

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$3,378,141.70
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$3,378,141.70
<b>Program Funds Drawdown</b>	\$143,533.53	\$443,625.15
<b>Obligated CDBG DR Funds</b>	\$267,536.41	\$603,785.03
<b>Expended CDBG DR Funds</b>	\$191,189.12	\$291,189.12
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	40.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$506,721.30	\$0.00
Limit on Admin/Planning	\$337,814.20	\$37,825.00
Limit on State Admin	\$0.00	\$0.00

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

### Overall Progress Narrative:

As of December 31st, ninety-three (93) of the one hundred five (105) NSP applicants have been fully processed and eligibility determined. An additional 3 properties have been purchased since the last quarterly report. Four properties are currently under contract and are expected to close in January.

The City and its consultant, Community Redevelopment Associates of Florida, Inc. (CRA), continue to guide applicants through the NSP program. Both entities are providing assistance in the real estate transaction and during the rehabilitation phases of the program. There are 7 new homeowners currently moving through the rehabilitation phase of the program.

Outreach efforts continued in the fourth quarter. The realtors list was expanded. In December, the City also advertised and added new lenders to its pre-registered lender list and planned a new lender registration for the first week of January. This is in preparation of the re-opening of the NSP application to interested persons. Also, the City and its consultant held another a Realtor Workshop on October 15, 2009. The objective of the workshop was to provide another opportunity for Real-estate Professionals to become acquainted and participate in the program. The City completed and submitted a substantial amendment to increase funding to the low-income applicants for purchase assistance and rehabilitation, based on the City and its consultant monitoring of the program and productive response due to the amount of rehabilitation needed to make the units safe and liveable for those within the program. Rehabilitation funds were also increased for mid- to moderate-income households as well. The amendment changed the number of units benefitting to the following: 33 (51-120%), 8 (0-50%).

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
CS- R 04, Rehabilitation (0- 50% AMI)	\$0.00	\$422,267.95	\$0.00
CS- R05, Rehabilitation (51%-120% AMI)	\$8,114.12	\$1,370,792.30	\$8,114.12
CS-1, Planning and Administration	\$25,419.41	\$337,814.00	\$225,511.03
CS-PA02, Financing Mechanism 0-50% AMI	\$60,000.00	\$422,267.75	\$60,000.00
CS-PA03, Financing Mechanism 51-120% AMI	\$50,000.00	\$825,000.00	\$150,000.00

## Activities

<b>Grantee Activity Number:</b>	<b>CS- R04</b>
<b>Activity Title:</b>	<b>Rehabilitation -SF Units (50%AMI and below)</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

CS- R 04

**Project Title:**

Rehabilitation (0- 50% AMI)

**Projected Start Date:**

03/03/2009

**Projected End Date:**

09/03/2010

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

City of Coral Springs

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2009</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$422,267.95
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$422,267.95
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$1,000.00	\$1,000.00
City of Coral Springs	\$1,000.00	\$1,000.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

### Activity Description:

The City is utilizing NSP funds to assist households who received NSP funds to purchase a home, the ability to use additional NSP funds to rehabilitate (including minor repairs and energy efficient improvements) to the home.

### Location Description:

The City will focus on properties located in the 33065 (census tracts 20308, 20302, 20311, 20310, 20313, 20305, and 20309), 33067 (census tracts 106.04, 106.05, 203.09, and portions of 202.05), 33071 (census tracts 203.18, 203.19, 203.20, 203.15, 203.16, 203.17, and 203.22), and 33076 (census tracts 106.01, 106.02, and 106.03) zip codes.

### Activity Progress Narrative:

There is currently one low-income applicant receiving assistance with the rehabilitation portion of the grant. An inspector has been assigned to the property and has generated work specifications. The work specifications indicate code issues, health and safety issues, and energy efficiency. The specs have been approved and the project is out to bid. Once a contractor has been selected. A Notice to Proceed will be issued in order for the repairs to get underway.

### Performance Measures

<b>This Report Period</b>			<b>Cumulative Actual Total / Expected</b>		
<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total</b>

# of Properties	0	0	1	0/0	0/0	1/8
# of housing units	0	0	1	0/0	0/0	1/8
# of Households benefitting	1	0	1	1/8	0/0	1/8

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
CDBG- NSP	\$0.00
Total Other Funding Sources	\$0.00

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**Grantee Activity Number:** CS- R05

**Activity Title:** Rehabilitation -SF Units (51-120%I AMI)

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

CS- R05

**Project Title:**

Rehabilitation (51%-120% AMI)

**Projected Start Date:**

03/03/2009

**Projected End Date:**

09/03/2010

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Coral Springs

**Overall**

**Oct 1 thru Dec 31, 2009**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$1,229,792.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,229,792.00
<b>Program Funds Drawdown</b>	\$8,114.12	\$8,114.12
<b>Obligated CDBG DR Funds</b>	\$157,117.00	\$168,274.00
<b>Expended CDBG DR Funds</b>	\$17,364.12	\$17,364.12
City of Coral Springs	\$17,364.12	\$17,364.12
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

The City is utilizing NSP funds to assist households who received NSP funds to purchase a home the ability to use additional NSP funds to rehabilitate (including minor repairs and energy efficient improvements) to the home

**Location Description:**

The City will focus on properties located in the 33065 (census tracts 20308, 20302, 20311, 20310, 20313, 20305, and 20309), 33067 (census tracts 106.04, 106.05, 203.09, and portions of 202.05), 33071 (census tracts 203.18, 203.19, 203.20, 203.15, 203.16, 203.17, and 203.22), and 33076 (census tracts 106.01, 106.02, and 106.03) zip codes.

**Activity Progress Narrative:**

There are 7 projects that are currently underway or have completed the rehabilitation process. Three of properties have been issued Notices to Proceed and the rehabilitation work is in progress. Two of the three (3) are expected to be closing towards the end of January. Three (3) of the remaining properties have inspectors assigned and are in the process of having the work specifications produced. Once the work specs are submitted and approved, the project will go out to bid. After a contractor is assigned, a Notice to Proceed will be issued prior to the work beginning. One of the projects has been completed and the file will be closed.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
<b># of Properties</b>	0	0	7	0/0	0/0	7/28
<b># of housing units</b>	0	0	7	0/0	0/0	7/28
<b># of Households benefitting</b>	0	7	7	0/0	7/15	7/28

**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

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<b>Grantee Activity Number:</b>	<b>CS-1 (City)</b>
<b>Activity Title:</b>	<b>Program Administration</b>

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

CS-1

**Project Title:**

Planning and Administration

**Projected Start Date:**

03/03/2009

**Projected End Date:**

09/03/2010

**National Objective:**

N/A

**Responsible Organization:**

City of Coral Springs

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2009</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$108,100.44
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$108,100.44
<b>Program Funds Drawdown</b>	\$444.41	\$67,911.03
<b>Obligated CDBG DR Funds</b>	\$444.41	\$67,911.03
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
City of Coral Springs	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Overall Administration of the Neighborhood Stabilization Program

**Location Description:**

N/A

**Activity Progress Narrative:**

The City Coral Springs will facilitate a NSP Applicant Fair and reopen the process in the beginning of January. The City also completed a substantial amendment that changed the amount of assistance for low income households (25% set-aside) from \$25,000 to \$50,000 for purchase assistance. The amendment also allows for low income households to receive \$50,000 for rehabilitation as well. Middle to moderate income applicants would receive \$35,000 for rehabilitation up from \$25,000. The Purchase Assistance would remain the same at \$25,000.

An amendment has also been initiated that will expand the target area. The final amendment will be submitted to HUD in February.

**Performance Measures**

**No Performance Measures found.**

**Activity Locations**

**No Activity Locations found.**

**Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found**



Other Funding Sources	Amount
CDBG- NSP	\$0.00
Total Other Funding Sources	\$0.00

<b>Grantee Activity Number:</b>	<b>CS-1 (Consultants)</b>
<b>Activity Title:</b>	<b>Planning and Administration</b>

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

CS-1

**Project Title:**

Planning and Administration

**Projected Start Date:**

03/03/2009

**Projected End Date:**

09/03/2010

**National Objective:**

N/A

**Responsible Organization:**

Community Redevelopment Associates of Florida, Inc.

Overall	Oct 1 thru Dec 31, 2009	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$229,713.56
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$229,713.56
<b>Program Funds Drawdown</b>	\$24,975.00	\$157,600.00
<b>Obligated CDBG DR Funds</b>	\$24,975.00	\$157,600.00
<b>Expended CDBG DR Funds</b>	\$37,825.00	\$37,825.00
Community Redevelopment Associates of Florida, Inc.	\$37,825.00	\$37,825.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Plan and implement activities under the neighborhood stabilization program

**Location Description:**

N/A

**Activity Progress Narrative:**

The consultant continued to provide direct services to the NSP clients. Three (3) more properties were closed and 12 more applicants were income certified and issued their Notice of Eligibility during this quarter. There are 4 applicants that are currently under contract and the consultant is directly assisting them into homeownership.

The consultant has also been delivering the direct services for the homeowners that have transitioned into the rehabilitation portion of the program. All of the project coordination is being conducted by the consultant. Project coordination includes, selecting a qualified inspector, reviewing and approving the work specifications, coordinating environmental inspections (if applicable), overseeing the bid openings, issuing the Notice to Proceed, and overseeing the overall progress of the projects.

The consultant also assisted with creating the substantial amendments that addressed funding for the applicants and expanded the target area of the program. They have also been instrumental in the planning phase of the upcoming NSP Applicant Fair.

**Performance Measures**

**No 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

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<b>Grantee Activity Number:</b>	<b>CS-PA02</b>
<b>Activity Title:</b>	<b>Purchase Assistance- SF Unit (50% AMI and below)</b>

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Activity Status:**

Under Way

**Project Number:**

CS-PA02

**Project Title:**

Financing Mechanism 0-50% AMI

**Projected Start Date:**

03/03/2009

**Projected End Date:**

09/03/2010

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

City of Coral Springs

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2009</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$422,267.75
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$422,267.75
<b>Program Funds Drawdown</b>	\$60,000.00	\$60,000.00
<b>Obligated CDBG DR Funds</b>	\$60,000.00	\$60,000.00
<b>Expended CDBG DR Funds</b>	\$60,000.00	\$60,000.00
City of Coral Springs	\$60,000.00	\$60,000.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

This activity sets asides funds for households at 0 &ndash 50% of the area median income (AMI). The activity is designed to address the abundance of vacant foreclosed properties in the City by facilitating the purchase of them by qualified low income buyers. It will also address the need of high cost and subprime loans in priority neighborhoods. Only conventional, FHA and other approved loan products with responsible lending guidelines are permitted.

**Location Description:**

The City will focus on properties located in the 33065 (census tracts 20308, 20302, 20311, 20310, 20313, 20305, and 20309), 33067 (census tracts 106.04, 106.05, 203.09, and portions of 202.05), 33071 (census tracts 203.18, 203.19, 203.20, 203.15, 203.16, 203.17, and 203.22), and 33076 (census tracts 106.01, 106.02, and 106.03) zip codes.

**Activity Progress Narrative:**

One low income applicant purchased in October. The applicant's file has been transitioned to the Minor Homer Repair portion of the grant assistance. There are 5 more low income applicants that have been income certified, issued an award letter, but have yet to secure a contract on an eligible property. Two additional low income applicants are still moving through the income certification process.

**Performance Measures**

	<b>This Report Period</b>			<b>Cumulative Actual Total / Expected</b>		
	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total</b>
<b># of housing units</b>	0	0	1	0/0	0/0	1/8
<b># of Households benefitting</b>	1	0	1	1/8	0/0	1/8

**Activity Locations**

<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
2542 NW 99th Avenue	Coral Springs	NA	33065

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
CDBG- NSP	\$0.00
Total Other Funding Sources	\$0.00

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<b>Grantee Activity Number:</b>	<b>CS-PA03</b>
<b>Activity Title:</b>	<b>Purchase Assistance- SF Unit (51% and 120% AMI)</b>

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Activity Status:**

Under Way

**Project Number:**

CS-PA03

**Project Title:**

Financing Mechanism 51-120% AMI

**Projected Start Date:**

03/03/2009

**Projected End Date:**

09/03/2010

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Coral Springs

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2009</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$966,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$966,000.00
<b>Program Funds Drawdown</b>	\$50,000.00	\$150,000.00
<b>Obligated CDBG DR Funds</b>	\$25,000.00	\$150,000.00
<b>Expended CDBG DR Funds</b>	\$75,000.00	\$175,000.00
City of Coral Springs	\$75,000.00	\$175,000.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

This activity set asides funds for household at 51-120% of the area median income (AMI). The activity is designed to address the abundance of vacant foreclosed properties in the City by facilitating the purchase of them by qualified low, moderate and middle income buyers.

**Location Description:**

The City will focus on properties located in the 33065 (census tracts 20308, 20302, 20311, 20310, 20313, 20305, and 20309), 33067 (census tracts 106.04, 106.05, 203.09, and portions of 202.05), 33071 (census tracts 203.18, 203.19, 203.20, 203.15, 203.16, 203.17, and 203.22), and 33076 (census tracts 106.01, 106.02, and 106.03) zip codes.

**Activity Progress Narrative:**

Two (2) applicants have purchased properties in the quarter. Both of the files were transitioned to the rehabilitation portion of the program. Two (2) additional applicants currently have contracts on properties and are expected to close in the latter part of January or early February. There are an 12 more applicants that have been issued Notices of Eligibility as of October 1, but have yet to secure a contract on an approved property.

**Performance Measures**

	<b>This Report Period</b>			<b>Cumulative Actual Total / Expected</b>		
	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total</b>
<b># of housing units</b>	0	0	2	0/0	0/0	7/28
<b># of Households benefitting</b>	0	2	2	0/0	7/15	7/28

**Activity Locations**

<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
8968 NW 23rd Street	Coral Springs	NA	33065
9547 NW 28th Street	Coral Springs	NA	33065

8307 NW 36th Street	Coral Springs	NA	33065
9615 NW 27th Street	Coral Springs	NA	33065
8705 Forrest Hills Blvd	Coral Springs	NA	33065
3138 Coral Ridge Drive	Coral Springs	NA	33065
4113 NW 78th Way	Coral Springs	NA	33065

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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