

Grantee: Hialeah, FL

Grant: B-08-MN-12-0009

January 1, 2020 thru March 31, 2020 Performance Report

Grant Number: B-08-MN-12-0009	Obligation Date:	Award Date:
Grantee Name: Hialeah, FL	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$5,385,046.00	Grant Status: Active	QPR Contact: No QPR Contact Found
LOCCS Authorized Amount: \$5,385,046.00	Estimated PI/RL Funds: \$0.00	
Total Budget: \$5,385,046.00		

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

N/A to NSP

Distribution and and Uses of Funds:

Area of Greatest Need: The City of Hialeah has analyzed tremendous amounts of data related to defining the areas of greatest need within the City. The information included the number of foreclosures, the number of sub-prime loans, the future risk potential of foreclosures and other related housing trends by census tract. Attached are various maps and charts reflecting the data and justifying the City's position to utilize NSP funds for the construction of affordable rental housing, a majority of which will benefit those individuals and families at or below 50% of median income. This information clearly shows that there is no one specific area of the City, given the above criteria, that is any different than the other. The average foreclosure rate, City-wide, is 10%. The average percentage of conventional mortgage loans by sub-prime lenders is in excess of 40%, City-wide. However, when reviewing the future risk potential of foreclosures, there are several indicators that show lower income areas of the City as well as neighborhoods experiencing higher unemployment rates and lack of affordable rental housing, would be at greater risk. Given these facts, one neighborhood in particular (Census Tract 16.01) is a geographic area that needs to be addressed. The critical affordable rental housing shortages created by the foreclosure crisis and related economic down turn, has placed this neighborhood at risk of further deterioration and decline. This activity will help stabilize the neighborhood by providing much needed affordable rental housing, especially for those who have been displaced due to the foreclosure crisis. The proposed site is in an area that exceeds 65% low-mod-income, an unemployment rate in excess of 7.4%, and a foreclosure rate of approximately 11%. It is also located in a census tract that has one of the highest concentrations of residential properties in the City. Therefore, given all the above information, as well as careful review of the federal regulations governing this program, the City of Hialeah intends to redevelop/construct 33 affordable rental units on City-owned vacant property located at West 5 Street and 2 Avenue, Hialeah, Florida, in Census Tract 16.01, an area meeting the US HUD definition of greatest need.

The City of Hialeah purchased a foreclosed/abandoned property. The property was acquired and demolished for erecting a 9-one bedroom, one-bath units of affordable rental housing and will be occupied by very-low income families and individuals whose income do not exceed 50% of area median income. The other property acquisition and rehabilitation of foreclosed property was for a single family home located at 720 NE 6th Street, Hialeah, FL 33010.

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:



Public Comment:

33 Units (526 W. 1st Ave. Hialeah): 100-Year Floodplain early notice publication date June 11, 2009 in the Miami Herald and elNuevo Herald. Floodplain final notice and notice of explanation, FONSI and RROF publication date June 26, 2009 in the Miami Herald and elNuevo Herald. No public comments received
9 Units (45 W. 6th St. Hialeah): 100-year Floodplain early notice publication date October 3, 2010 in the Miami Herald and elNuevo Herald. Floodplain final notice and notice of explanation publication date October 17, 2010 in the Miami Herald and elNuevo Herald. FONSI and RROF publication date October 28, 2010 in the Miami Herald and elNuevo Herald.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$5,385,046.00
Total Budget	\$0.00	\$5,385,046.00
Total Obligated	\$0.00	\$5,385,046.00
Total Funds Drawdown	\$0.00	\$5,385,046.00
Program Funds Drawdown	\$0.00	\$5,385,046.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$5,385,046.00
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	\$807,756.90	\$0.00
Limit on Admin/Planning	\$538,504.60	\$100,000.00
Limit on Admin	\$0.00	\$100,000.00
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$1,346,261.50	\$5,285,046.00



Overall Progress Narrative:

These projects continue to be occupied as reported. No obligation or drawdown activities required any longer. We are still in the close out process with HUD's sub-contractor Econometricians to complete the requirements. Thank you.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
ADMIN, Administration	\$0.00	\$100,000.00	\$100,000.00
NSP-1, Redevelopment of vacant property	\$0.00	\$3,386,546.68	\$3,386,546.68
NSP2, Acquisition / Rehab	\$0.00	\$1,898,499.32	\$1,898,499.32



Activities

Project # / ADMIN / Administration

Grantee Activity Number: NSPADMIN
Activity Title: ADMINISTRATION

Activity Category:

Administration

Project Number:

ADMIN

Projected Start Date:

04/01/2009

Benefit Type:

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National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

12/31/2010

Completed Activity Actual End Date:

Responsible Organization:

City of Hialeah

Overall	Jan 1 thru Mar 31, 2020	To Date
Total Projected Budget from All Sources	N/A	\$100,000.00
Total Budget	\$0.00	\$100,000.00
Total Obligated	\$0.00	\$100,000.00
Total Funds Drawdown	\$0.00	\$100,000.00
Program Funds Drawdown	\$0.00	\$100,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$100,000.00
City of Hialeah1	\$0.00	\$100,000.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Administration

Location Description:

501 Palm Avenue, Hialeah, FL., 33010

Activity Progress Narrative:



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

Project # / NSP-1 / Redevelopment of vacant property

Grantee Activity Number: NSP1

Activity Title: Construction of Multifamily Rental Housing

Activity Category:

Construction of new housing

Project Number:

NSP-1

Projected Start Date:

09/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

Redevelopment of vacant property

Projected End Date:

12/31/2010

Completed Activity Actual End Date:

Responsible Organization:

City of Hialeah1

Overall

Total Projected Budget from All Sources

Jan 1 thru Mar 31, 2020

To Date

Total Budget

N/A

\$3,386,546.68

Total Obligated

\$0.00

\$3,386,546.68

Total Funds Drawdown

\$0.00

\$3,386,546.68

Program Funds Drawdown

\$0.00

\$3,386,546.68

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$3,386,546.68



City of Hialeah1	\$0.00	\$3,386,546.68
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Construction of Affordable Multi-family Rental Housing in an area of greatest need as further defined in the "Recovery Needs" Section. This was new construction on vacant property.

Location Description:

525 West 1st Avenue, Hialeah, FL, 33010

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow toilets	0	33/33
# of Elevated Structures	0	1/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	33/33
# of Multifamily Units	0	33/33

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	31/33	0/0	31/33	100.00
# Renter Households	0	0	0	31/33	0/0	31/33	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 # / NSP2 / Acquisition / Rehab

Grantee Activity Number:	NSP2
Activity Title:	Acquisition /Rehab

Activity Category:	Activity Status:
Rehabilitation/reconstruction of residential structures	Completed
Project Number:	Project Title:
NSP2	Acquisition / Rehab

Projected Start Date:

09/14/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Projected End Date:

10/01/2011

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

City of Hialeah1

Overall	Jan 1 thru Mar 31, 2020	To Date
Total Projected Budget from All Sources	N/A	\$1,748,499.32
Total Budget	\$0.00	\$1,748,499.32
Total Obligated	\$0.00	\$1,748,499.32
Total Funds Drawdown	\$0.00	\$1,748,499.32
Program Funds Drawdown	\$0.00	\$1,748,499.32
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,748,499.32
City of Hialeah1	\$0.00	\$1,748,499.32
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Aquisition/rehab

Location Description:

Area of greatest need

Activity Progress Narrative:**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1
#Low flow toilets	0	9/9
# of Elevated Structures	0	1/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	9/9
# of Multifamily Units	0	9/9



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	9/9	0/0	9/9	100.00
# Renter Households	0	0	0	9/9	0/0	9/9	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:	NSP3
Activity Title:	Acquisition/Rehab Single Family

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Completed

Project Number:
NSP2

Project Title:
Acquisition / Rehab

Projected Start Date:
07/01/2010

Projected End Date:
06/01/2011

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LH - 25% Set-Aside

Responsible Organization:
City of Hialeah1

Overall	Jan 1 thru Mar 31, 2020	To Date
Total Projected Budget from All Sources	N/A	\$150,000.00
Total Budget	\$0.00	\$150,000.00
Total Obligated	\$0.00	\$150,000.00
Total Funds Drawdown	\$0.00	\$150,000.00
Program Funds Drawdown	\$0.00	\$150,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$150,000.00
City of Hialeah1	\$0.00	\$150,000.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:
Acquisition/Rehabilitation of single family home

Location Description:
Area of greatest need (720 NE 6 Street)

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1
#Additional Attic/Roof	0	1/1
#Efficient AC added/replaced	0	1/1
#Replaced hot water heaters	0	1/1



#Refrigerators replaced	0	1/1
#Low flow toilets	0	1/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/1
# of Singlefamily Units	0	1/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	1/1	0/0	1/1	100.00
# Owner Households	0	0	0	1/1	0/0	1/1	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	

