

Grantee: Margate, FL

Grant: B-08-MN-12-0015

January 1, 2019 thru March 31, 2019 Performance Report



Grant Number:

B-08-MN-12-0015

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

Margate, FL

Contract End Date:**Review by HUD:**

Reviewed and Approved

Grant Award Amount:

\$2,106,555.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

LOCCS Authorized Amount:

\$2,106,555.00

Estimated PI/RL Funds:

\$3,000,000.00

Total Budget:

\$5,106,555.00

Disasters:**Declaration Number**

NSP

Narratives**Areas of Greatest Need:**

Every census tract/block group in the City of Margate has been hit by the foreclosure crisis. In order to have the most impact, the City will concentrate its acquisition efforts with NSP funding in the following census tract/block groups that have the highest foreclosure and abandonment risk score as developed by HUD

Distribution and and Uses of Funds:

City of Margate Allocation: \$2,106,555.00

The City of Margate will meet the requirements of HERA by using HUD's Foreclosure and Abandonment Risk Score as well as local data to identify and acquire foreclosed properties in the areas of greatest need, to include those with high rates of subprime mortgage lending and those with a high risk of future foreclosures.

Activities (Detailed descriptions are attached)

Administration - \$84,262.00

Administration of the NSP Program, not including project administration.

Acquisition, Rehabilitation and Resale (LH 25% Set-Aside) - \$563,639.00

The purpose of this activity is to purchase foreclosed properties and rehabilitate the properties to conform with local and state building codes and

established City of Margate Rehabilitation Program standards. After rehabilitation of the properties is complete, the City will make the properties available

for purchase to those households with income at fifty percent (50%) of the area median income or below. Minimum of 3 households will be assisted. Five

percent (5%) of this activity will be reserved for project delivery (\$27,000)

Acquisition Rehabilitation and Resale (LMMI) - \$1,458,654.00

The purpose of this activity is to purchase foreclosed properties and rehabilitate the properties to conform with local and state building codes and

established City of Margate Rehabilitation Program standards. After rehabilitation of the properties is complete, the City will make the properties available

for purchase to those households with income at one hundred twenty percent (120%) of the area median income or below. Minimum of 10 households will

be assisted. Five percent (5%) of this activity will be reserved for project delivery (\$73,000)

Public Comment:**F. PUBLIC COMMENT**

Provide a summary of public comments received to the proposed NSP Substantial Amendment.

Note: Proposed NSP Substantial Amendment must be published via the usual methods and posted on the jurisdiction's website for no less than 15 calendar

days for public comment.

Response:



Comments received will be included with the final submission to HUD.

Definitions and Descriptions:

C. DEFINITIONS AND DESCRIPTIONS

(1) Definition of a blighted structure in the context of state or local law.

Response:

For purposes of determining blighted structures to be assisted with the NSP funding, blighted structures will be defined as any structure unfit for use, habitation, or dangerous to persons or other property. In addition, a structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare. This includes structures showing evidence of physical decay or neglect, excessive use, or lack of maintenance.

(2) Definition of affordable rents. Note: Grantees may use the definition they have adopted for their CDBG program but should review their existing definition to ensure compliance with NSP program specific requirements such as continued affordability.

Response:

The City of Margate will not be renting the rehabilitated homes. They will be available for purchase. If the City were to rent, then they would follow HOME

guidelines for affordable rents (reference 24 CFR 92.252(a),(b),(c) and (e))

(3) Describe how the grantee will ensure continued affordability for NSP assisted housing.

Response:

The City will monitor the properties that are assisted with NSP funds during the affordability period to ensure that the specified units are affordable. This

will be done utilizing the standards established with the HOME Program. The minimum threshold that will be used to ensure long term affordability will be

consistent with the guidelines of the HOME Program as defined in 24 CFR 92.254 (a) 1,2,3 & 4. If necessary, the City will use NSP funds to write down the

loan amount that a private lender provides. If the homebuyer needs to buy the home but can only afford the payments on a mortgage less than the

purchase price, the City may provide NSP assistance to the lender to write down the difference.

(4) Describe housing rehabilitation standards that will apply to NSP assisted activities.

Response:

The City of Margate will utilize the housing rehabilitation standards established for the City's Home Rehabilitation Program, and will ensure that all

rehabilitated properties meet the minimum requirements of the Florida Building Code and the City of Margate Building Department. The City will

incorporate modern, green building and energy-efficiency improvement standards, whenever feasible, to provide for longer-term sustainability.

Low Income Targeting:

D. LOW INCOME TARGETING

Identify the estimated amount of funds appropriated or otherwise made available under the NSP to be used to purchase and redevelop abandoned or

foreclosed upon homes or residential properties for housing individuals or families whose incomes do not exceed 50 percent of area median income:

Note: At least 25% of funds must be used for housing individuals and families whose incomes do not exceed 50 percent of area median income.

Response:

The City of Margate will be allocating \$563,639.00 for the 25% set aside.

Acquisition and Relocation:

E. ACQUISITIONS & RELOCATION

Indicate whether grantee intends to demolish or convert any low- and moderate-income dwelling units (i.e., ? 80% of area median income). If so, include:

The number of low- and moderate-income dwelling units (i.e., ? 80% of area median income) reasonably expected to be demolished or converted as a direct result of NSP-assisted activities.

The number of NSP affordable housing units made available to low-, moderate-, and middle-income households (i.e., ? 120% of area median income)

reasonably expected to be produced by activity and income level as provided for in DRGR, by each NSP activity providing such housing (including a

proposed time schedule for commencement and completion).

The number of dwelling units reasonably expected to be made available for households whose income does not exceed 50 percent of area median income.

Response:

The City of Margate does not intend to demolish or convert any low-and-moderate income dwelling units

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$4,672,968.00
Total Budget	\$0.00	\$4,672,968.00
Total Obligated	\$0.00	\$3,649,001.00
Total Funds Drawdown	\$0.00	\$2,436,495.32
Program Funds Drawdown	\$0.00	\$2,106,555.00
Program Income Drawdown	\$0.00	\$329,940.32
Program Income Received	\$0.00	\$1,087,500.70
Total Funds Expended	\$0.00	\$2,441,200.42
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	\$315,983.25	\$0.00
Limit on Admin/Planning	\$210,655.50	\$85,362.00
Limit on Admin	\$0.00	\$85,362.00
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$1,276,638.75	\$563,639.00

Overall Progress Narrative:

No new status to report for NSP1. Anticipate updated financial and program accomplishments during the next quarter.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Program Administration	\$0.00	\$84,262.00	\$84,262.00
2, Acquisition, Rehabilitation & Resale of foreclosed prop. -	\$0.00	\$563,639.00	\$563,639.00
2013, Program Income	\$0.00	\$1,205,067.00	\$0.00
3, Acquisition, Rehabilitation and Resale of foreclosed prop.l	\$0.00	\$3,253,587.00	\$1,458,654.00

