Grantee: Coral Springs, FL

Grant: B-11-MN-12-0004

October 1, 2018 thru December 31, 2018 Performance

Grant Number:
B-11-MN-12-0004

Obligation Date:

Award Date:

Grantee Name:
Coral Springs, FL

Contract End Date:

Review by HUD:
Reviewed and Approved

Grant Award Amount:
$1,657,845.00

Grant Status:
Active

QPR Contact:
No QPR Contact Found

LOCCS Authorized Amount:
$1,657,845.00

Estimated PI/RL Funds:
$0.00

Total Budget:
$1,657,845.00

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

03/14/2015- Budget Amendment
When the City of Coral Springs completed an amendment in November 2014 to acquire NSP3 properties through Neighborhood Housing Services of South Florida (NHSSF), the City was still accepting applications for purchase assistance. Purchase contract that was signed in November 2015 finally moved forward to closing hence the reason for the budget change to add funds back to LH-Purchase Assistance

Existing Project	Existing Budget	New Budget
LA-AQ15	$299,292.00	$288,870.00
LH-HR13	$145,778.85	$106,200.85
LH-PA11	$58,050.00	$108,050.00

01/27/15-NSP3 Amendment
The City of Coral Springs completed a substantial change on November 5, 2015 to amend its NSP3 application. In order to expend the balance of its NSP3 funds, the City added acquisition to its activities. This was done in an effort to meet its NSP3 low income set-aside obligation. The city moved the balance of the funds in existing activities/projects to fund the new acquisition project. See breakdown below

Existing Project	Available Balance	New Project	New Budget
LH PA11	$91,950.00	LH AQ15	$299,292.00
LH HR13	$135,471.15		
LMMI PA10	&		

Summary of Distribution and Uses of NSP Funds:

bsp	$12,855.00		
LMMI HR 12	$59,015.85		
Total	$299,292.00	Total	$299,292.00

ExistingProject	Available Balance	New Project	New Budget
LH HR13	$43,750.00	Subrecipient- NHSSF	$43,750.00
Total	$ 43,750.00	Total	$43,750.00

NSP3 funds will be used to assist eligible households 0-120% of the median income to purchase foreclosed properties in specific target areas. The City of Coral Springs will make available financing mechanisms with favorable terms to eligible homebuyers with various options to be applied towards the costs of purchasing an NSP eligible property. The City is also utilizing NSP3 funds to assist people receiving NSP3 funds to purchase a home the ability to use additional NSP funds to rehabilitate (including minor repairs and energy efficient

Summary of Distribution and Uses of NSP Funds:

improvements) to the home.
Projects
Moderate and Middle Income – Financing Mechanism- $300,000.00
Low Income (25% set-aside)- Financing Mechanism- $150,000.00

Moderate and Middle Income- Purchase and Rehabilitation- $717,061.00
Low Income (25% set-aside)- Purchase and Rehabilitation- $325,000.00
Planning and Administration- $165,784.00
Total-$1,657,845.00

Definition of Affordable Rents:

The City will comply with and adopt the definition of “affordable” in accordance with 420.9071 F.S. - the State Housing Initiatives Program (SHIP). This is the same definition it utilizes under the CDBG program.
(2) “Affordable” means that monthly rents or monthly mortgage payments including taxes and insurance do not exceed 30 percent of that amount which represents the percentage of the median annual gross income for the households as indicated in subsection (19), subsection (20), or subsection (28). However, it is not the intent to limit an individual household’s ability to devote more than 30 percent of its income for housing, and housing for which a household devotes more than 30 percent of its income shall be deemed affordable if the first institutional mortgage lender is satisfied that the household can afford mortgage payments in excess of the 30 percent benchmark.
The Florida Housing Finance Corporation publishes an annual rent schedule for household incomes up to 120% AMI and adjusted for household size. The table sets forth maximum rents.

How Fund Use Addresses Market Conditions:

The City’s goal is to impact and stabilize at least 20 percent of the REO units in the target area listed above by continuing to provide assistance in these areas through NSP3. The City has begun to stabilize the areas by providing NSP1 assistance, improving the areas through Capital Improvement Projects example: sidewalk improvements, galvanized water service replacement, neighborhood partnerships, traffic calming, walkway improvement and drainage improvements.
Based on the criteria established and the HUD data score, the City identified six (6) neighborhoods for the NSP3 target area. The include

1. Pine Glen and portion of Coral Springs Sub-Division 2 (Census tract 203.02)
2. Portion of Forest Hills (Census tract 203.05)
3. Meadows and Dells (Census tract 203.08)
4. Parkside(Census tract 203.14)
5. Portion of Chevy Chase, Glenwood and Windings (203.10)
6. Portion of Ramblewood South (Census tract 203.16)

*AMENDMENT
*On June 5th, the City of Coral Springs completed an amendment to its NSP3 application. The amendment is to expand the target aeas to include the following zip codes:

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- 33065 (Census Tracts 203.02, 203.05, 203.08, 203.09, 203.10, 203.11, 203.12, 203.13, 203.14)

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- 33071 (Census Tracts 203.15, 203.16, 203.17, 203.19, 203.20, 203.22

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- 33076 (Census Tracts 106.03, 106.04)

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This decision to expand the Target Area is based on the following factors:

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- Based on HUD's needs factor established for NSP, the proposed areas all scored 19 or 20 on the NSP3 needs assessment

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- The increase in the Target Area would give applicants a greater amount of foreclosed properties in the City

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Ensuring Continued Affordability:

The City will maintain affordability of NSP assisted housing by adopting minimum HOME standards (where HOME standards are more restrictive than the City’s affordability period). The following table displays the minimum standards to be utilized by the City:
City of Coral Springs NSP Affordability Period
Under $15,000- 5 years
$15,000 to $40,000- 10 years
Over $40,000- 15 years
Recapture provisions- The City of Coral Springs will require applicants to sign a soft second mortgage in the form of a promissory note and second mortgage. These documents will include the established affordability period and the agreed upon terms between the City and the applicant households.

Definition of Blighted Structure:

Under 9-J5 of the Florida Administrative Code, a "blighted structure" is one where maintenance has been deferred and structure deterioration is evident. Section 18.86 (b) (2) of the Broward County Administrative Code 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.
For the purposes of the NSP, a blighted structure echoes the criteria for slum and blight found in Chapter 163.340, Florida Statutes which outlines the following conditions:

1. Building deterioration
2. Site deterioration or site deficiencies

3. Unsanitary and unsafe conditions and incompatible uses
4. Six or more ownership parcels per block
5. Buildings greater than 40 years of age (627 units)
6. Presence of closed/vacant buildings
7. Presence of vacant lots
8. Buildings in violation of property maintenance code violations
9. Presence of buildings scheduled for demolition

A blighted structure will meet one or more of the aforementioned crite

Procedures for Preferences for Affordable Rental Dev.:

The City will not provide rental assistance with its NSP3 funding. The City will utilize its NSP3 funds to assist individuals to purchase foreclosed homes through a financial mechanism and also provide assistance with rehabilitation of the units. Based on the success of obligating 100% of NSP1 funds for the low-income set-aside and the demand for purchase assistance, the City felt that it would be best to continue to assist low-income applicants to purchase foreclosed homes. In addition based on the funds provided and the limited time frame to expend the funds, the City does not the expertise or the capacity to carry out rental assistance.

Housing Rehabilitation/New Construction Standards:

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 (i.e., general replacement of the interior of a building that may or may not include changes to structural elements such as flooring systems, columns or load bearing interior or exterior walls) of residential buildings up to three stories must 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 must 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 WaterSense label, must be installed.

· Where relevant, the housing should be improved to mitigate the impact of disasters (e.g., earthquake, hurricane, flooding, fires).

Vicinity Hiring:

Local Vicinity Hiring
To the maximum extent possible, the City will utilize Section 3 guidelines to hire people/businesses from the local vicinity to carry out any aspect of this activity should the need arise for additional employees or contractors.

The City will:
-Implement procedures designed to meet Local Vicinity Hiring requirements;
-Notify Residents and Business about training and employment opportunities;
-Notify contractors and incorporate the Section 3 clause language.

Grantee Contact Information:

Erdal Dönmez, City Manager
edonmez@coralsprings.org 954-344-1142

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	$1,657,845.00
Total Budget	$0.00	$1,657,845.00
Total Obligated	$0.00	$1,657,845.00
Total Funds Drawdown	$0.00	$1,657,845.00
Program Funds Drawdown	$0.00	$1,657,845.00
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$1,764,045.85
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	$248,676.75	$0.00
Limit on Admin/Planning	$165,784.50	$165,784.00
Limit on Admin	$0.00	$165,784.00
Most Impacted and Distressed Threshold (Projected)	$0.00	$0.00
Progress towards LH25 Requirement	$414,461.25	$546,870.85

Overall Progress Narrative:

NSP Funds have been fully expended.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
CS-Admin14, Planning and Administration	$0.00	$165,784.00	$165,784.00
LH-AQ15, LH- Acquisition	$0.00	$288,870.00	$288,870.00
LH-HR13, LH- Rehabiliation Assistance	$0.00	$106,200.85	$106,200.85
LH-PA11, LH- Purchase Assistance	$0.00	$108,050.00	$108,050.00
LMMI- PA10, LMMI- Purchase Assistance	$0.00	$287,145.00	$287,145.00
LMMI-HR12, LMMI- Rehabilitation Assistance	$0.00	$658,045.15	$658,045.15
Subrecipient- NHSSF, Subrecipient- NHSSF	$0.00	$43,750.00	$43,750.00

Activities

Project # / Title: Subrecipient- NHSSF / Subrecipient- NHSSF

Grantee Activity Number:	**Subrecipient- NHSSF**
Activity Title:	**Subrecipient- NHSSF**

Activitiy Category:
Acquisition - general

Activity Status:
Under Way

Project Number:
Subrecipient- NHSSF

Project Title:
Subrecipient- NHSSF

Projected Start Date:
11/05/2014

Projected End Date:
06/01/2015

Benefit Type:
( )

Completed Activity Actual End Date:

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

Responsible Organization:
City of Coral Springs2

Overall	Oct 1 thru Dec 31, 2018	To Date
Total Projected Budget from All Sources	N/A	$43,750.00
Total Budget	$0.00	$43,750.00
Total Obligated	$0.00	$43,750.00
Total Funds Drawdown	$0.00	$43,750.00
Program Funds Drawdown	$0.00	$43,750.00
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$43,750.00
Most Impacted and Distressed Expended	$0.00	$0.00
Match Contributed	$0.00	$0.00

Activity Description:

Neighborhood Housing Services of South Florida will acquire 1-3 NSP3 eligible properties onbehalf of the City Coral Springs. These properties once purchased will be rehabiliated and sold to low income applicants

Location Description:

N/A

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/3

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/3
# of Singlefamily Units	0	0/3

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	