

Grantee: Miami Gardens City, FL

Grant: B-11-MN-12-0017

July 1, 2020 thru September 30, 2020 Performance Report

Grant Number:	Obligation Date:	Award Date:
B-11-MN-12-0017		
Grantee Name:	Contract End Date:	Review by HUD:
Miami Gardens City, FL	03/10/2014	Reviewed and Approved
Grant Award Amount:	Grant Status:	QPR Contact:
\$1,940,337.00	Active	No QPR Contact Found
LOCCS Authorized Amount:	Estimated PI/RL Funds:	
\$1,940,337.00	\$33,459.97	
Total Budget:		
\$1,973,796.97		

Disasters:

Declaration Number

No Disasters Found

Narratives

Summary of Distribution and Uses of NSP Funds:

Activity	Budget	Amended Budget
Single Family Acquisition, Rehabilitation and Resale-LMMH	\$ 1,211,220.00	\$ 546,304.00
Single Family Acquisition, Rehabilitation and Resale-LH25	\$ 485,084.00	\$ 0.00
Demolition of Blighted Properties	\$ 50,000.00	\$ 50,000.00
Redevelopment - The Commons LH-25	\$ 0.00	\$ 1,150,000.00
Program Administration	\$ 194,033.00	\$ 194,033.00
Total NSP 3 Grant		

Summary of Distribution and Uses of NSP Funds:

; \$ 1,940,337.00 \$ 1,940,337.00

How Fund Use Addresses Market Conditions:

To address the current market conditions, the City of Miami Gardens intends to target the areas of greatest need by reducing the number of foreclosed and/or abandoned homes, improving the quality of the housing stock, providing homeownership opportunities and eliminating blighted and illegal structures. These neighborhoods have suffered from large numbers of foreclosures of single family homes and steep declines in home prices. The market conditions, combined with high rates of unemployment, deters potential buyers and reduces the value of the existing housing stock.

Miami Gardens' NSP1 program experience to date has shown that the rehabilitation needs of REO properties in the target areas are significant. In particular, older homes built in the 1950s have significant needs, including deteriorated roofs, inadequate plumbing and outdated/non code compliant electrical systems, and no hurricane protection. In addition, a great number of properties have illegal construction or conversions, or have been illegally transformed to multiple dwelling units.

As a result, Miami Gardens will continue its current efforts to rehabilitate these homes and return them to their original configurations. The City's NSP3 efforts will produce an improved housing stock of energy-efficient homes that meet current building code standards, reduce energy costs for low and moderate income homeowners and stabilize the area's home prices.

Ensuring Continued Affordability:

To ensure long-term affordability as it relates to homeownership, buyers will receive subsidy assistance of up to \$55,000. This assistance will be provided as a "soft second" mortgage for which buyers will execute a Promissory Note which will be secured by a recorded Mortgage and Security Agreement. The terms of the subsidy assistance will stipulate that the buyer must continue to occupy the property throughout the 15 year affordability period. If the buyer ceases to own or occupy the property, repayment will be required. The amount of repayment will depend on the date of this occurrence, and will be based on a scale which could include some shared appreciation.

In the case of rental housing, the City will ensure long-term affordability by executing a sub-recipient agreement with the entities managing the properties and record a restricted covenant on the property that will uphold the affordability requirements.

Definition of Blighted Structure:

Blighted structure is a building that is not being maintained to the City's minimum housing standards and exhibits common housing violations such as broken windows, missing doors, severely damaged electrical and plumbing systems, roof in disrepair, and other violations that are typically indicative of poor maintenance or neglect, unsanitary or unsafe conditions.

Definition of Affordable Rents:

The City of Miami Gardens will abide by the HOME guidelines for maintaining affordable rents for homeownership as stipulated in Section 92.254. Should the City carry out any rental activity, it will follow and ensure affordability as per HOME guidelines, Section 92.252. At the present time, the City does not intend to carry out a rental activity. However, if the City were to decide to carry out a rental activity at a future date, it would submit the appropriate addendums to the NSP3 plan for review and approval.

Housing Rehabilitation/New Construction Standards:

The housing rehabilitation standards for the NSP3 activities will be consistent with the City's existing Housing Policy which includes Housing Quality Standards and compliance with current building codes. In addition, the gut rehabilitations or new construction will be designed to meet or exceed the standards for Energy Star Qualified New Homes while other rehabilitation projects will include replacement of lighting, windows, AC units and any other older obsolete products and appliances with Energy Star qualified products.

Vicinity Hiring:

The City of Miami Gardens will include in all solicitations associated with the NSP3 activities the requirement that all contractors demonstrate their effort in hiring from within the target area. This will be done in collaboration with Section 3 efforts. In addition, signs regarding hiring opportunities will be posted in businesses and social gathering places frequented by residents near or within the target area. The City will also contact individuals in public housing and Section 8 residents that could be targeted for employment opportunities once the rehabilitation projects are underway. Staff will also send notices to local employment offices and labor organizations such as Miami-Dade Job Corp. to inform them of the of job opportunities. The City will maintain records of the residents hired within the project areas and provide this information upon quarterly reporting to HUD.

Procedures for Preferences for Affordable Rental Dev.:

Grantee Contact Information:

Laurin Yoder, Community Development Director

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Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$1,951,129.97
Total Budget	\$0.00	\$1,951,129.97
Total Obligated	\$0.00	\$1,951,129.97
Total Funds Drawdown	\$0.00	\$1,904,796.37
Program Funds Drawdown	\$0.00	\$1,871,336.40
Program Income Drawdown	\$0.00	\$33,459.97
Program Income Received	\$0.00	\$99,167.22
Total Funds Expended	\$0.00	\$1,928,298.61
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	\$291,050.55	\$0.00
Limit on Admin/Planning	\$194,033.70	\$194,033.00
Limit on Admin	\$0.00	\$194,033.00
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$493,449.24	\$1,150,000.00

Overall Progress Narrative:

No new activity to report.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NSP3-2011, NSP3	\$0.00	\$1,973,796.97	\$1,871,336.40

